

**MADISON GREEN MASTER ASSOCIATION
2003 Crestwood Blvd Royal Palm Beach, Fl 33411**

Board Meeting

October 26, 2022 at 6:30pm
Madison Green Clubhouse

Officers and Directors

Charles Larsen, President- Present
Gary Garramone, Vice President- Present
Paul Read, Treasurer- Present
Mike Axelberd, Secretary- Present
Joanne Diasio, Director- Present

Management

Kristin Loomis, Property Manager
Ryan Nunes, Administrative Assistant

1. **Establish Quorum**
2. **Affirmation of Proper Notification** – Mr. Larsen stated the meeting was properly noticed and in accordance with the By-Laws and a quorum was present.
3. **Call to Order** – Mr. Larsen, President, called the meeting to order at 6:31 pm.
4. **Pledge of Allegiance**
5. **Approval of Minutes**
 - **Board Meeting September 28, 2022** – Mr. Larsen made a motion to approve the minutes from September 28, 2022 board meeting and the motion seconded by Mr. Axelberd and was unanimously approved by those present.
6. **Treasurer's Reports**
 - **September Treasurer's Report:** Mr. Larsen stated the September Treasurer's Report was available as a handout.
7. **Property Manager Report** – Mr. Larsen stated the Property Manager's Report was available as a handout.
8. **ARC Report-Assistant Manager** – Mr. Larsen stated the ARC Report was available as a handout.
9. **Government Liaison Report** – Mr. Hmara was absent from today's meeting.
10. **Committee and Board Liaison Reports**
 - **Golf Course Report** – Mr. Garramone stated that there is nothing new to report on the golf course.
 - **Lakes Report** – Mr. Larsen reported that we have been having a few problems with the weeds and debris around with the lakes. He stated that the lake management company has been contacted and is working on correcting these issues.
 - **Landscaping Report (Grounds & Seasonal Flowers)** – Mrs. Diasio reported that the annual flowers will be planted by the first week of November.
 - **Activities Report** – Mr. Axelberd reported that the Halloween Party is this Saturday October 29th from 2pm-4pm at the clubhouse. Mrs. Loomis stated that the adult Holiday Soiree is on December 8th from 6:30pm-8:30pm at the MarBar. The last event for this year will be the Santa Event on December 17th from 1pm-3pm at the clubhouse.
 - **Collections/Legal Report** – Mrs. Loomis stated there was nothing to report.

11. Old Business

- **Recumbent Bike Update** – Mrs. Loomis reported that the new recumbent bike will be installed next week.

12. New Business

- **Annual Flowers** – Mrs. Loomis stated that she received a quote from Ringler for our annual flowers in the amount of \$3,187.50. Mr. Larsen made a motion to approve the annual flowers in the amount of \$3,187.50. Motion seconded by Mrs. Diasio and was unanimously approved.
- **Palm Tree Proposals** – Mrs. Loomis stated that she received a few quotes to trim 197 coconut palms around the pool and medians and recommends using Main Guy for \$9,120. Mr. Axelberd made a motion to use Main Guy to trim the trees for the amount of \$9,120. Motion seconded by Mrs. Diasio and was unanimously approved.
- **Fountain Repair Proposals** – Mr. Larsen stated the fountain has been down for over a month. Mr. Larsen stated that we tried to be cost effective with repairs in the past but ultimately did not work as planned. It was determined that we needed a whole new pump, motor, new gauge cable, and assembly. Mrs. Loomis stated that she received quotes from three other fountain companies to get the new parts and recommended going with Florida Fountains for \$15,844 with a two-year warranty. Mr. Axelberd made a motion to rescind the previous motion to get the motor approved for the amount of \$3,769.39 with the stipulation that the cause of the issue is found before the purchase of the new motor. Motion was seconded by Mrs. Diasio and unanimously approved by those present. Mr. Larsen made a motion to choose Florida Fountains to repair the fountain for \$15,844 with a two-year warranty. Motion seconded by Mr. Axelberd and unanimously approved.
- **Open Forum**
Two residents had concerns regarding the overgrown landscaping around the lakes on the golf course behind their homes. Mr. Larsen responded that it was a golf course issue. Mrs. Loomis stated that she would reach out to Steve at the golf course to get this matter brought to their attention.
- **Adjournment** – Mr. Axelberd made a motion to adjourn the meeting at 7:15 pm. Mr. Read seconded the motion, and it was unanimously approved.

Recorded By:



Paul Read
Treasurer

Affirmed:



Charles Larsen
President