

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

Board Meeting

March 23, 2022 at 6:30pm

Madison Green Clubhouse

Officers and Directors

Charlie Larsen, President
Gary Garramone, Vice President
Paul Read, Treasurer – (Absent)
Mike Axelberd, Secretary – (Absent)
Joanne Diasio, Director

Management

Kristin Loomis, Property Manager
Tatiana Camacho, 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 called the meeting to order at 6:31pm.

4. Pledge of Allegiance

5. Approval of Minutes

- **Board Meeting January 26, 2022** – Mrs. Diasio made a motion to approve the minutes from the February 23, 2022 board meeting. Motion seconded by Mr. Garramone and was unanimously approved.

6. Treasurer's Reports

- January's Treasurer's Report: Mr. Larsen

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 reported that he has been re-elected as councilman and that Madison Green had the largest poll area of 10%. Royal Palm Village Hall is currently being constructed behind the old building. Once completed the old building will be removed and turned into a gathering spot to host markets or other events. The project should be completed in 2023. The Publix in Royal Palm Village will also be expanding and refurbishing the store. Once it shuts down, it'll take a year to complete the renovations. An accident that occurred on Crestwood this week that injured 3 children and 1 fatality has prompted a possible speed study to be conducted for Madison Green.

10. Committee and Board Liaison Reports

- **Golf Course Report** – Mr. Garramone reported the golf course is staying busy. Scott said it will be a strong month and plans to participate in the Food Truck event by offering beverages. Mrs. Loomis said that if alcohol is added to this event, then it is strictly only allowed on the MarBar property.
- **Lakes Report** – Mr. Larson reported Lake #18 is turning brown again due to lack of water. In the past, Madison Green paid to fix this issue and we are requesting the golf course pay this time.
- **Landscaping Report (Grounds & Seasonal Flowers)** – Mrs. Diasio reported that new landscaping is being installed in front of Clubhouse, and the side of the gym.
- **Activities Report** – Mrs. Loomis announced that the upcoming Food Truck Invasion event with Cousins Lobster & Old School, will take place April 1st, 2022 from 5:00pm-8:00pm. The Easter Egg Hunt event will take place on April 9th, 2022 from 10:00am-11:30am.

So far, we have 62 people signed up and we encourage you to bring your families and grandkids to enjoy the Easter festivities.

- **Collections/Legal Report** – Mrs. Loomis reported 2 accounts are going to the attorney out of the 3.

11. Old Business

- **Pickleball Court Update** – Mr. Larsen reported that the board asked her to look into adding a pickleball court to the tennis court. The pickleball court is \$850 and will be done in 4 weeks. This will be modifying 1 of the tennis court and save money by not having to add a net. Mr. Garramone made a motion to approve the Pickleball stripping as proposed for \$850. Motion seconded by Mrs. Diasio and was unanimously approved.

12. New Business

- **Gym Proposal** – Mrs. Loomis reported we have approved in the budget to expand the gym and add 7 pieces of equipment. Two brand new pieces and five replacements. The following machines are the following: 1 replacement true elliptical, 1 replacement true treadmill, 1 replacement bike, 1 replacement chin assist, 1 new inner and outer thigh machine, 1 new triceps pushdown, 1 replacement triceps/biceps, and a new gym rack. The cost for the equipment is \$33,337.41. The cost of the gym renovation is \$6,164.65. Mr. Larsen made a motion to approve the gym expansion and equipment to not exceed \$33,800. Motion seconded by Mrs. Diasio and was unanimously approved. Mr. Garramone made a motion to approve the gym renovation and not exceed \$8,000. Motion seconded by Mrs. Diasio and was unanimously approved.

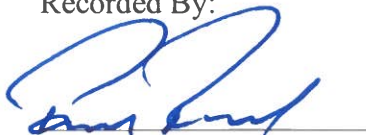
- **ARC Alternative Replacement Committee Member** – Mrs. Loomis reported that we have an alternate ARC member who resigned, Marzenka Button. We have a resident Mildred Colon who would like to replace her. Mrs. Diasio made a motion to approve the resignation of Marzenka Button and make Mildred Colon an alternate replacement. Motion seconded by Mr. Garramone and was unanimously approved.

Affirmation for Irrigation Repair – Mr. Larsen reported that we had a mainline break by Saybrook that is 6 feet down and under the road and we had an emergency vote via email to repair the irrigation mainline break. Two ball valves were put in place to fix this problem. Mr. Garramone made a motion to affirm the proposal for the irrigation repair for \$2,343.00. Motion seconded by Mrs. Diasio and was unanimously approved.

- 13. **Open Forum** – A Resident voiced concern on the lake in Saybrook that needs attention due to overgrown weeds. Mrs. Loomis said that she will send an email to our lake provider to rectify this matter. Mr. Garramone asked Mr. Hmara to look into increasing police presence on Crestwood, inputting traffic circle or traffic lights to help minimize future incidents.

- 14. **Adjournment** – Mr. Garramone made a motion to adjourn the meeting at 7:40 PM. Mr. Larsen seconded the motion and it was unanimously approved.

Recorded By:



Paul Read
Treasurer

Affirmed:



Charles Larsen
President