

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

Board Meeting

August 24, 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- Absent
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 6:30pm.

4. Pledge of Allegiance

5. Approval of Minutes

- **Board Meeting June 22, 2022** – Mr. Read made a motion to approve the minutes from June 22, 2022 board meeting and seconded by Mrs. Diasio and was unanimously approved.

6. Treasurer's Reports

- **July Treasurer's Report:** Mr. Read stated the June 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 reported that there will be many events at commons park throughout September and October. The events will have live music, food trucks, and more. He also stated there is a resident welcome package available to new residents in Royal Palm Beach looking for what there is to do in the city. Furthermore, he spoke about the new mixed use social area in more detail stating that there will be space available to businesses. He concluded by talking about the new small cell tower installed on Crestwood Boulevard.

10. Committee and Board Liaison Reports

- **Golf Course Report** – Mr. Garramone stated there was nothing to report on the golf course.
- **Lakes Report** – Mr. Larson reported that there was an issue in Lexington with aquatic weeds and said it would be taken care of, aside part from this issue the lakes are doing well.
- **Landscaping Report (Grounds & Seasonal Flowers)** – Mrs. Diasio reported that the new landscaping on Grand Oaks and Pine Road median has been completed and is doing well. A resident complimented them stating that it looked great.
- **Activities Report** – Mrs. Loomis reported that the upcoming activities will be, the Halloween Party on October 29th, the Holiday adult get together on December 8th, and the February 17th food truck event.
- **Collections/Legal Report** – Mrs. Loomis reported that 21 accounts are two or more quarters delinquent. Out of the 21 accounts, 5 paid in full, 5 set up payment plans. 11 accounts need to be suspended for the following units: 2523 Glendale Place, 2745 Misty Oak Circle, 1562 Fiddlewood Court, 2048 Reston Circle, 1255 Oakwater Drive,

1226 Oakwater Drive, 1317 Isleworth Court, 233 Saratoga Blvd. E., 1115 Oakwater Drive, 2138 Reston Circle, 2475 Westmont Lane. Mr. Read made a motion to suspend the following units. Motion was seconded by Mrs. Diasio and unanimously approved.

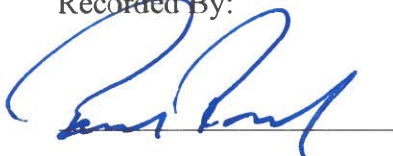
11. Old Business

- **Gym Update** – Mrs. Loomis reported that the new elliptical was delivered today and we are still waiting on the chin dip assist which is still on back order.

12. New Business

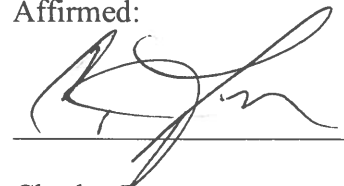
- **Indian Trails Update** – Mr. Feiertag reported that a portion of our real estate tax for Indian Trails is going to increase by a certain percentage based on the amount of acres you own. Mr. Feiertag, Mr. Larsen, and Mr. Hmara had a meeting with Indian Trails to discuss the tax increase and possibly negotiate it to a lower rate. Unfortunately, nothing can be done about this until 2030 when the bonds from the 2001 tax bill mature.
- **Annual Meeting Dates** – Mrs. Loomis stated that annual meeting dates are located in the attached calendars and website. She also stated if anyone had a conflict with the scheduling to let her know.
- **ARC Paint & Roof Guidelines** – Mrs. Loomis stated we would like to add a rule to the ARC Rules and Guidelines regarding the use of the same paint color schemes adjacent to the property. We have noticed there has been a recent rise in residents trying to paint their home the same body color as their neighbor. The first addition is, if proposed paint on a dwelling differs from the original, the body color also must differ from the home adjacent from your property. The second addition is, changing the name of the roof tiles from Boral to Westlake. Mrs. Diasio made a motion to add 2 changes to the ARC Rules and Guidelines if proposed paint on a dwelling differs from the original, the body color also must differ from the home adjacent from your property. The second addition is, changing the name of the roof tiles from Boral to Westlake. Motion was seconded by Mr. Read and unanimously approved.
- **Lanai Facility Use** – This discussion was tabled until the next meeting due to the absence of one of the board members.
- **Fountain Display** – Mrs. Loomis stated there was an emergency vote to replace the display on the fountain that was not working. Mrs. Diasio made a motion to ratify the display for solitude for \$1579.49. Motion was seconded by Mr. Read and unanimously approved.
- **Open Forum** – A resident asked if there was any money allotted to the association as an incentive to hosting the primary voting. The board replied that the amount offered was not significant enough to host the event. A resident suggested that there should be ambient music in the pool area. In addition to the music, it was suggested that we replace the vinyl lounge chairs to slingback chairs.
- **Adjournment** – Mr. Read made a motion to adjourn the meeting at 7:30pm. Mrs. Diasio seconded the motion, and it was unanimously approved.

Recorded By:



Paul Read
Treasurer

Affirmed:



Charles Larsen
President