

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

**Board Meeting**

December 13, 2022 at 7:30pm

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

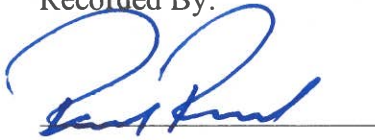
**Management**

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 7:16 pm.
4. **Pledge of Allegiance**
5. **Approval of Minutes**
  - **Board Meeting September October 26, 2022** – Mrs. Diasio made a motion to approve the minutes from October 26, 2022 board meeting and the motion seconded by Mr. Read and was unanimously approved by those present.
6. **Treasurer's Reports**
  - **October 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 this meeting.
10. **Committee and Board Liaison Reports**
  - **Golf Course Report** – Mr. Garramone stated that the golf course is good and is business as usual.
  - **Lakes Report** – Mr. Larsen reported that the lakes are doing well. Mrs. Loomis added that our lake management company has been making a big difference in our lake treatment and is satisfied with their performance.
  - **Landscaping Report (Grounds & Seasonal Flowers)** – Mrs. Diasio reported that the annual flowers are doing very well and that the residents are happy with the landscaping.
  - **Activities Report** – Mrs. Loomis reported that the Holiday Soiree was very successful and thanked everyone for coming out. She also stated that the next food truck event is scheduled on February 17<sup>th</sup> and the board has agreed to hire a talented comedian, Stu Moss, to perform at the event. Mrs. Loomis is waiting for the MarBar to confirm the date for the food truck and comedy show event.
  - **Collections/Legal Report** – Mrs. Loomis stated out of 11 accounts, 3 are on payment plans and 1 will be suspended. Mr. Garramone made a motion to suspend 2132 Bellcrest Court. Motion seconded by Mr. Read and unanimously approved.
11. **Old Business**

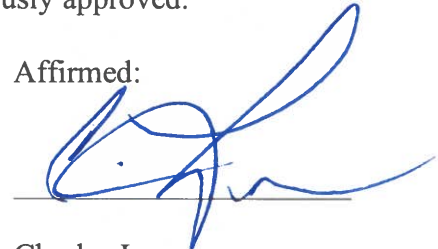
- **Fountain Update** – Mrs. Loomis reported that the new fountain is beautiful and much better looking than the previous fountain. She stated that the lights were switched from a warm tone to a cool tone giving the fountain a much nicer look.
- **New Business** – None
- **Open Forum** – Mrs. Loomis wanted to have a discussion on whether or not to continue closing the gym from 12:30 pm – 1:00 pm. A resident suggested that we should discontinue that rule or clean the gym in sections. The board stated that closing the gym in sections would be too difficult and time consuming and felt that it is in the best interest of the association and residents to continue the gym cleaning.
- **Adjournment** – Mr. Garramone made a motion to adjourn the meeting at 7:27 pm. Mr. Read seconded the motion, and it was unanimously approved.

Recorded By:



Paul Read  
Treasurer

Affirmed:



Charles Larsen  
President