

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

**Board Meeting**

February 22, 2023 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 6:30 pm.

**4. Pledge of Allegiance**

**5. Approval of Minutes**

- **Board Meeting January 25, 2023** – Mr. Axelberd made a motion to approve the minutes from the January 25, 2023 board meeting. The motion was seconded by Mrs. Diasio and was approved by those present.

**6. Treasurer's Reports**

- **December & January Treasurer's Report:** Mr. Larsen stated the December and January 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 the meeting.

**10. Committee and Board Liaison Reports**

- **Golf Course Report** – Mr. Garramone stated that the owner of the golf course is beginning the renovation of the Mar Bar.
- **Lakes Report** – Mr. Larsen reported that the lakes have been inspected and treated. He also mentioned that our lake management company removed the coconuts from the lake near Fairfax. It was made clear to the residents that this was done as a courtesy but in the future, this will be the responsibility of Fairfax management company.
- **Landscaping Report (Grounds & Seasonal Flowers)** – Mrs. Diasio reported some of the old flowers have been taken out and the new flowers will be planted by the end of March.
- **Activities Report** – Mr. Axelberd reported that our comedy show and food truck event was a huge success and thanked the residents for coming. He also stated the next event is the Easter Egg Hunt held on April 1<sup>st</sup>. A resident mentioned that the comedian was good, but he wasn't aware that the show was only 42 minutes instead of the hour he expected.

- **Collections/Legal Report** – Mrs. Loomis reported 16 residents are 2 quarters delinquent. Out of 16 accounts, 7 paid in full, 5 are on payment plans. The following 4 accounts need to be suspended: 1497 Running Oak Lane, 1572 Briar Oak Drive, 2160 Bellcrest Circle, and 2720 Misty Oak Circle. Mr. Axelberd made a motion to suspend 4 accounts and was seconded by Mr. Garramone and unanimously approved.

#### 11. Old Business –

- **Newsletter** – Mrs. Loomis stated that Bernard, the owner of the newsletter, is asking if the board would reconsider sending the newsletter out digitally. Mrs. Loomis stated the price of printing has gone up and it would be more cost effective to go digital. Mr. Larsen stated the residents enjoy having the hardcopy and most of the residents like to keep every issue. Mrs. Diasio stated that most residents do not read eblasts which is what the newsletter would be sent through. Upon further discussion, the board agreed to not go digital to keep everything the same.

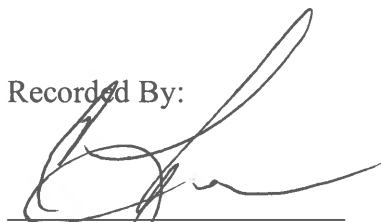
#### 12. New Business –

- **Berm Project** – Mrs. Diasio stated the berm project was listed in the budget for 2023. The project will consist of the removal of dead plants and installation of new plants and hedges on the east side of the berm and on Grand Oaks. Mrs. Diasio made a motion to approve the berm project in the amount of \$6,998. Motion seconded by Mr. Axelberd and unanimously approved.
- **Palm & Shade Tree Trimming** – Mrs. Loomis stated this year we are trimming the palm & shade trees. Mr. Axelberd made a motion to use Mainguy for the tree trimming in the amount of \$24,400. Motion seconded by Mrs. Diasio and was unanimously approved.
- **Paver Repair Pavilion** – Mrs. Loomis stated the concrete has buckled and there are many pavers missing on both sides of the pavilions on Crestwood. Three companies have quoted on the project to replace all missing pavers, restore the concrete wall, add sand and stabilizer in collapsed areas, and clean and seal. Mr. Axelberd made a motion to use BLT Contracting in the amount of \$17,140. Motion seconded by Mrs. Diasio and motion passed. In favor of the motion; Mr. Larsen, Mr. Axelberd, Mrs. Diasio, Mr. Read. Abstained from the motion; Mr. Garramone.
- **Flowers** – Mrs. Loomis stated we are getting ready to plant the spring flowers. There will be 770 flowers planted which is significantly less from last year saving the association money. Mrs. Diasio made a motion to purchase the flowers in the amount of \$2,987.50. Motion was seconded by Mr. Read and unanimously approved.
- **Cable Committee** – Mr. Larsen stated our cable contract will be up for renewal in September 2024 and will be forming a cable committee next month. The sign-up sheet will be located on the table near the front entrance for any residents interested in volunteering for the cable committee.

**13. Open Forum – None**

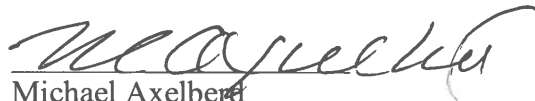
- **Adjournment** – Mr. Larsen made a motion to adjourn the meeting at 7:15 pm. Mr. Garramone seconded the motion, and it was unanimously approved.

Recorded By:



Charles Larsen  
President

Affirmed:



Michael Axelberg  
Secretary