

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

Board Meeting

April 26, 2023 at 6:30pm
Madison Green Clubhouse

Officers and Directors

Charles Larsen, President- Present
Gary Garramone, Vice President- Present
Paul Read, Treasurer- Absent
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 March 22, 2023** – Mr. Axelberd made a motion to approve the minutes from the March 22, 2023 board meeting. The motion was seconded by Mr. Garramone and was approved by those present.
6. **Treasurer's Reports**
 - **March Treasurer's Report:** Mr. Larsen stated the March 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 the Marbar has been making improvements and is looking nicer. In the last meeting the golf course agreed to trim the trees they own on Crestwood and Mr. Larsen stated the rest of the golf course trees will be trimmed this week.
 - **Lakes Report** – Mr. Larsen reported the lakes have been doing well due to the rainfall and have been treated for algae.
 - **Landscaping Report (Grounds & Seasonal Flowers)** – Mrs. Diasio stated the annual flowers planted after the last meeting are doing well. A resident had a concern regarding the irrigation system on the berm near her home. Mrs. Loomis told her she would have someone come out next week.
 - **Activities Report** – Mr. Axelberd reported that two weeks ago we had the annual Easter Egg Hunt and was a great success. He also stated the children had a blast and the parents were very complimentary on how well the event went.

- **Collections/Legal Report** – Mrs. Loomis reported there is nothing to report until the next meeting.
- **Cable Committee** – Mr. Loomis stated that the cable committee is looking into options for our cable contract from local providers. He stated we will be meeting with some providers to see what they can offer. He discussed sending out a survey for residents to fill out so the committee can gauge what the residents’ needs are and their satisfaction level. He stated that the committee will meet with Hotwire on May 12th. Mr. Garramone suggested to negotiate the phone service for the front gates with the providers.

11. Old Business –

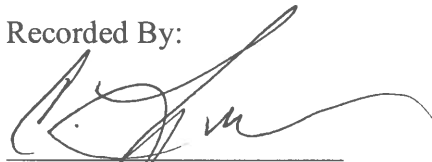
- **Tree Damage on Crestwood** – Mrs. Loomis spoke about the status of the accident on Crestwood that occurred on 12/22/23. She stated the trees will need to be replaced in the future and has filed a claim with the driver’s insurance company.
- **Pavilion Paver Project** – Mrs. Loomis stated that the pavilion paver project approved at the last meeting has been completed and looks brand new.

12. New Business – None

13. Open Forum – Two residents had issues regarding matters inside their community and were referred to their management companies. A resident had a suggestion about putting a 4-way stop sign at the intersections between the communities.

14. Adjournment – Mr. Garramone made a motion to adjourn the meeting at 7:17 pm. Mr. Axelberd seconded the motion, and it was unanimously approved.

Recorded By:



Charles Larsen
President

Affirmed:



Michael Axelberd
Secretary