

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

Board Meeting

May 24, 2023 at 6:30pm
Madison Green Clubhouse

Officers and Directors

Charles Larsen, President- Present
Gary Garramone, Vice President- 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 6:32 pm.

4. Pledge of Allegiance

5. Approval of Minutes

- **Board Meeting April 26, 2023** – Mr. Axelberd made a motion to approve the minutes from the April 26, 2023 board meeting. The motion was seconded by Mr. Garramone and was approved by those present.

6. Treasurer's Reports

- **April Treasurer's Report:** Mr. Larsen stated the April 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 for this meeting.

10. Committee and Board Liaison Reports

- **Golf Course Report** – Mr. Garramone stated the golf course is business as usual. The board spoke about the golf course and Mar Bar. Mr. Garramone stated there is a new chef at the Mar Bar and there was a tournament a few weeks ago.
- **Lakes Report** – Mr. Larsen reported the lakes have been doing well from the rain. He also stated underneath the bridge was cleaned and trees are still being trimmed by the golf course. A resident asked about adding fish to the lakes. Mr. Larsen responded by saying there are plenty of fish in the lakes, also you need a permit to add fish.
- **Landscaping Report (Grounds & Seasonal Flowers)** – Mrs. Diasio stated there is not much to report because the flowers are doing well.
- **Activities Report** – Mr. Axelberd stated there are no events planned for the foreseeable future but did suggest to have a Halloween party for adults.

- **Collections/Legal Report** – Mrs. Loomis reported that out of 24 accounts two or more quarters behind 7 are on payment plans, 11 paid in full, and 6 need to be suspended. Mr. Axelberd made a motion to suspend the following accounts: 1124 Oakwater Drive, 1226 Oakwater Drive, 1562 Fiddlewood Court, 2041 Reston Circle, 2156 Bellcrest Circle, 2430 Westmont Drive. Mrs. Diasio seconded the motion and was unanimously approved.
- **Cable Committee** – Mr. Larsen stated that the cable meeting was held two weeks ago with some of the cable & internet providers. He stated we are still in the process of doing our due diligence to find the best option.

11. Old Business –

- **Tree Damage Reimbursement** – Mrs. Loomis stated the driver’s insurance company paid for the two damaged trees from the accident.


12. New Business –

- **Accelerated Clause** – The board discussed the accelerated clause in our documents. This discussion is tabled until further notice.
- **Guests** – Mr. Larsen stated that there is an issue with how many guests we allow. He continued stating that there is overcrowding in the outdoor areas. Mr. Larsen made a motion to reduce the number of allowed guests from 6 to 4. Motion seconded by Mrs. Diasio. Mr. Garramone voted not in favor and Mr. Axelberd abstained. Motion carried.
- **Board Opening** – Mr. Larsen stated that Mr. Read has resigned from the board as treasurer and mentioned an eblast will be sent out stating that we will be accepting resumes for the open position.

- 13. Open Forum** – A resident stated that the gym cleaning from 12:30 – 1:00 pm every day is unnecessary and requested it to be discontinued. Mrs. Loomis stated the gym is small and needs to be cleaned at a bare minimum during the week due to the amount of people that use the gym. She continued stating the purpose is to mop the floor because that is where a lot of residents exercise. The board came to a compromise and stated that the gym cleaning will be discontinued on the weekends only but will be cleaned during the week. A resident stated the conference room dedication sign was missing since the renovation and asked for it to be put back. Mrs. Loomis said she would take care of it.

- 14. Adjournment** – Mr. Axelberd made a motion to adjourn the meeting at 8:17 pm. Mrs. Diasio seconded the motion, and it was unanimously approved.

Recorded By:



Charles Larsen

Affirmed:



Michael Axelberd