

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

Board Meeting

June 28, 2023 at 6:30pm
Madison Green Clubhouse

Officers and Directors

Charles Larsen, President- Present
Gary Garramone, Vice President- 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 May 24, 2023** – Mr. Axelberd made a motion to approve the minutes from the May 24, 2023 board meeting. The motion was seconded by Mrs. Diasio and was unanimously approved by those present.
6. **Treasurer's Reports**
 - **May Treasurer's Report:** Mr. Larsen stated the May 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 was absent and Mr. Larsen stated there was nothing to report.
 - **Lakes Report** – Mr. Larsen reported the lakes are doing well and have been treated for weeds.
 - **Landscaping Report (Grounds & Seasonal Flowers)** – Mrs. Diasio stated the flowers have not been doing well due to the storms and that we will need to replace the flowers soon. A resident had a question regarding the golf course landscaping.
 - **Activities Report** – Mr. Axelberd stated he would like to host another food truck event and pizza party towards the end of the summer if the weather permits.
 - **Collections/Legal Report** – Nothing was needed to be reported for this section.

- **Cable Committee** – Mr. Loomis reported that the committee is in the process of approaching different providers. He also stated that a survey will be sent out to get feedback from the residents to get an idea of what their needs are. Mr. Axelberd reminded the residents of the savings they receive from having a bulk contract.

11. Old Business – None

12. New Business –

- **Vacant Board Opening** – Mr. Larsen reminded the residents that our Treasurer Paul Read resigned and an eblast was sent out asking for resumes for anyone interested in the position. He stated that there is an excellent candidate for Treasurer of the Board, Rohan Gardner who is currently the president of Ashford village and has been a resident for 21 years. Mr. Larsen informed the audience about Mr. Gardner stating he is an engineer and works with budget and cost analysis and believes he will be a great fit for the board. Mr. Axelberd made a motion to nominate Rohan Gardner as Treasurer of the Board, motion seconded by Mrs. Diasio and was unanimously approved by those present.
- **Bank Signatories** – Mr. Larsen stated he needs a motion to remove Paul Read as a signatory for the bank accounts and add Rohan Gardner as the new signatory. Mr. Larsen stated that himself and Michael Axelberd will remain as signatories. Mr. Axelberd made a motion to remove Paul Read as a signatory and add Rohan Gardner as the new signatory while keeping Charles Larsen and Michael Axelberd as signatories. Motion seconded by Mrs. Diasio and unanimously approved by those present.
- **Bank Policy** – Mrs. Loomis stated we have two bank accounts that will soon go over the FDIC limit. She stated we need a motion to create a policy that allows the property manager and signatories to determine which banks offer the best interest rate and are the most secure, and to transfer money from the accounts over the FDIC limit. Mr. Axelberd made a motion to allow the property manager and signatories to transfer money from the accounts over the FDIC limit and create new accounts and to select the most secure banks. Motion seconded by Mrs. Diasio and unanimously approved by those present.

- 13. Open Forum** – A resident had a question regarding the use of the lanai for events. The Board responded stating this matter had been previously discussed and voted on. A resident recommended installing new signs on the basketball court. A resident asked if their 12-year-old child could play basketball while they are at the pool. The Board decided that on a trial basis, 12-year-olds will be allowed on the basketball court by themselves with tennis shoes on as long as the parent is at the pool. This will be added to the next month's agenda. Another resident asked if we could open the gym at 6 am, the Board said it will be taken under advisement.

- 14. Adjournment** – Mr. Axelberd made a motion to adjourn the meeting at 8:23 pm. Mrs. Diasio seconded the motion, and it was unanimously approved.

Recorded By:

Charles Larsen
President

Affirmed:

Michael Axelberd
Secretary