

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

Board Meeting

October 25, 2023 at 6:30 p.m.
Madison Green Clubhouse

Officers and Directors

Charles Larsen, President- Present
Gary Garramone, Vice President- Present
Mike Axelberd, Secretary- Present
Joanne Diasio, Director- Present
Rohan Gardner, Treasurer- 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 p.m.
4. **Pledge of Allegiance**
5. **Approval of Minutes**
 - **Board Meeting September 27, 2023** – Mr. Axelberd made a motion to approve the minutes from the September 27, 2023 board meeting. The motion was seconded by Mr. Garramone and was unanimously approved.
6. **Treasurer's Reports**
 - **September 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 stated that the new village hall is coming along nicely and said everything should be done by the end of the month. He mentioned that a new private school is being built near Lowe's. He also informed the residents that there will be a Concert & Food Truck Expo on November 3rd at Commons Park.
10. **Committee and Board Liaison Reports**
 - **Golf Course Report** – Mr. Garramone stated that the Mar Bar has been more consistent with their new events, stated that they have the NFL ticket and they have better food with their new chef. He said the new superintendent has been doing well so far.
 - **Lakes Report** – Mr. Larsen stated that the lakes have been cleaned and treated for algae, said the water levels have dropped due to the lack of rain but are still fine.
 - **Landscaping Report (Grounds & Seasonal Flowers)** – Mrs. Diasio stated the annual flowers and will be installed soon and, stated that the coleus plants are not doing well and will need to be pulled out.

- **Activities Report** – Mr. Axelberd stated the kid’s Halloween event is this Saturday from 10 a.m. – 12 p.m., and stated that the next event is the Food Truck event on December 1st from 5 p.m. – 8 p.m.
- **Collections/Legal Report** – Mrs. Loomis reported that there are no accounts that need to be suspended at this time however, she noted that the staff has been doing a fantastic job on collecting the accounts with small balances. She stated that last month there were 83 units owing less than \$100 and they got it down to 42 units.
- **Cable Committee** – Mr. Loomis stated that he received the first draft of the contract however, it is not complete. Stated that he is waiting for them to provide details regarding the buildout.

11. Old Business – None

12. New Business –

- **Treadmill Quote** – Mrs. Loomis stated last meeting it was discussed that two new treadmills were included in the budget. She stated the second treadmill is at the end of its life and needs to be replaced. Mr. Gardner made a motion to purchase the new treadmill from Profitness in the amount of \$6,607.12. Motion seconded by Mrs. Diasio and was unanimously approved.
- **Annual Flowers** – Mrs. Diasio stated that it is time for the holiday flowers to be installed. She recommends going with Riquelme since they had the lowest price per flower and will be removing the old dirt and replacing it with fresh dirt and fertilizer. She continued saying she was very impressed with the job they did cutting the trees. Mr. Gardner made a motion to use Riquelme to install the annual flowers in the amount of \$2,910.00. Motion Seconded by Mrs. Diasio and was unanimously approved.
- **Collection Resolution** – Mrs. Loomis stated there are a lot of reoccurring delinquent accounts that do not pay in timely manner and in order to collect on them sooner she asked our attorney to draft a resolution to shorten the time for them to be suspended. The current procedure for handling late payments involves sending a late letter to residents who are 2 quarters delinquent after waiting 3 weeks to officially suspend the resident in the board meeting. The current system allows too much time before the resident is suspended officially. The new resolution states that Within 90 days of delinquency, the suspension shall be effective within ten (10) days of a written late assessment notice. The goal is to give the residents a sense of urgency to pay on time. The proposed resolution would allow the manager to suspend residents after they are 90 days behind and not have to wait for a board meeting to get a motion to suspend. It is in the best interest of the community to promptly address delinquent payments to ensure the timely collection of dues and maintain the financial health of the association.

The new resolution is as follows:

“WHEREAS, the Board of Directors of the Association, pursuant to its Bylaws and Florida law, is authorized to adopt rules and regulations governing the details of the operation and use of the Common Areas and Association Property of the Association.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors adopts the policy to suspend a member, or member’s tenant, guest, or invitee, upon the member being at least 90 days delinquent in the payment of an assessment, late fee or interest and that the

manager of the Association shall consider this resolution as confirmation that the suspension shall be effective upon ten (10) days written notice to the member that the suspension to use the facilities is effective due to the non-payment of an assessment, late fee or interest due to the Association and no further consideration or determination is necessary to implement the suspension against a delinquent member.”

Mrs. Diasio made a motion to approve the new collection resolution. Motion seconded by Mr. Gardner and was unanimously approved.

13. Open Forum – None

14. Adjournment – Mr. Axelberd made a motion to adjourn the meeting at 7:16 p.m. Mr. Garramone seconded the motion, and it was unanimously approved.

Recorded By:



Charles Larsen
President

Affirmed:



Michael Axelberd
Secretary