

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

**Board Meeting**

August 23, 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  
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 6:30 pm.
4. **Pledge of Allegiance**
5. **Approval of Minutes**
  - **Board Meeting June 28, 2023** – Mr. Axelberd made a motion to approve the minutes from the June 28, 2023 board meeting. The motion was seconded by Mrs. Diasio and was unanimously approved. Mr. Garramone abstained.
6. **Treasurer's Reports**
  - **June & July Treasurer's Report:** Mr. Larsen stated the June & July 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 parks and recreation was the largest line item for the Village of Royal Palm Beach. He mentioned that there are a lot of sports activities for the youth and said there is a calendar available with all the events and activities. He spoke about the issues with homeowner's insurance and stated the new city hall is operational.
10. **Committee and Board Liaison Reports**
  - **Golf Course Report** – Mr. Garramone stated the golf course has been closed for 3 days, and there is a new superintendent. Stated that their busiest days are Thursday and Friday.
  - **Lakes Report** – Mr. Larsen reported that the Tape Grass has been sprayed. Stated it has been difficult to keep up with the weeds due to the heat and storms.
  - **Landscaping Report (Grounds & Seasonal Flowers)** – Mrs. Diasio stated that due to the weather the flowers died and were replaced with Coleus plants. She mentioned that the Coleus plants are much more resistant to the weather conditions.

- **Activities Report** – Mr. Axelberd stated that the Labor Day event will be busy due to the overwhelming response of people who have signed up. He also stated the next planned event will be the kid’s Halloween party on October 28<sup>th</sup>.
- **Collections/Legal Report** – Mrs. Loomis reported that out of 24 accounts 7 paid in full, 8 are on payment plans, and 9 need to be suspended. She stated the following addresses need to be suspended: 1320 Isleworth Court, 2428 Westmont Drive, 233 Saratoga Blvd. E, 1236 Oakwater Drive, 2041 Reston Circle, 2048 Reston Circle, 2475 Westmont Lane, 2430 Westmont Drive, and 2137 Reston Circle. Mr. Axelberd made a motion to suspend the 9 accounts, the motion was seconded by Mr. Garramone and unanimously approved.
- **Cable Committee** – Mr. Larsen stated last Wednesday there was a cable workshop to discuss the cable committee’s findings. He also congratulated the committee on doing such a great job and said more on this topic will be discussed later in the meeting.

**11. Old Business – None**

**12. New Business –**

- **Ratify Vote Basketball Court Use** – Mrs. Larsen stated a motion is needed to ratify the vote from the previous meeting to allow 12-year-olds on the basketball court on a trial basis wearing sneakers as long as the parent is in the pool area. He mentioned that Crocs or sandals are not permitted, and the trial will be until January 31,2024. Mr. Axelberd made a motion to ratify the vote to all 12-year-olds on the basketball court on their own with sneakers as long as the parent is in the pool area, the motion was seconded by Mr. Garramone and unanimously approved.
- **Gym Hours Change** – Mr. Larsen stated the topic of the gym hours was brought up in the previous meeting and an eblast was sent out stating that on a trial basis the gym will open at 6 am Monday -Thursday. Friday-Sunday the gym hours will remain the same.
- **ITID Taxes** – Mr. Feiertag spoke about how the budget process of Indian Trails affects our residents. He informed the residents that the lakes in our community were financed with a bond that matures in 2031.
- **Pool Filters** – Mrs. Loomis stated the pool filters were replaced a year and a half ago and our pool company has let us know that they need to be replaced. She said she received a quote from our pool company that was high and received a second quote from Aquaworks that was \$2,908 less and recommended using them. Mr. Axelberd made a motion to replace the pool filters for \$3,000, the motion was seconded by Mrs. Diasio and unanimously approved.
- **Treadmill Replacement Quote** – Mrs. Loomis stated that we have a treadmill that is 9 years old that is having electrical issues that needs to be replaced. She said it is in budget to replace 2 this year if needed, but at this time she is only requesting to replace the unit that is not running correctly. She has recommended using our current vendor which had the lowest price of \$6,607.12. Mrs. Diasio made a motion to replace one treadmill in the amount of \$6,607.12, the motion was seconded by Mr. Gardner and unanimously approved.

- **Internet & Cable Bulk Provider Selection** – Mr. Larsen stated the committee chair recommended staying with Comcast/Xfinity for our next bulk contract due to the results of the survey and the reliability of the service. The cost would be the same or less for better service, they are a top tier provider, lowest length of contract, and symmetrical internet speeds.
  - **Cable Consultant Contract Approval** – Mrs. Larsen stated that at the cable workshop that the property manager and Mike Axelberd were selected to handle the negotiations for the new bulk contract. He also mentioned that he believes our terms can be met by Xfinity, however if things do not go as planned, he recommended making a motion to approve the cable consultant contract if there is a need for their services. Mr. Axelberd made a motion to approve the contract with CSI if there is a need for their services. Motion seconded by Mrs. Diasio and unanimously approved.
  - **Attorney Bulk Agreement Contract Review** – Mrs. Loomis stated we need a motion to hire our attorney to review the cable contract. The attorney will review any legal aspects of the next bulk cable & internet contract. Mr. Axelberd made a motion to use Rosenbaum to review the next bulk contract and that it will not exceed the amount of \$5,000. Motion seconded by Mrs. Diasio and unanimously approved.
  - **Presidents Workshop Date** – Mr. Lasen stated the annual President’s Workshop will be held on September 13<sup>th</sup> at 6:00 pm.
  - **Budget & Annual Meeting Schedule** – Mrs. Loomis stated a schedule of dates for the budget and annual meetings was in the Board packet and to let her know if the dates will work for the Board.
13. **Open Forum** – A resident had a concern with guests entering through the side gate in the pool area. Mrs. Loomis stated that our staff have handled this issue. A resident stated that the water pump in their community was not working, Mr. Larsen referred them to their management company.
14. **Adjournment** – Mr. Axelberd made a motion to adjourn the meeting at 7:56 pm. Mr. Garramone seconded the motion, and it was unanimously approved.

Recorded By:




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Charles Larsen  
President

Affirmed:




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Michael Axelberd  
Secretary