

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

**Board Meeting**

September 27, 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 6:32 pm.
4. **Pledge of Allegiance**
5. **Approval of Minutes**
  - **Board Meeting August 23, 2023** – Mr. Axelberd made a motion to approve the minutes from the August 23, 2023 board meeting. The motion was seconded by Mr. Garramone and was unanimously approved.
6. **Treasurer's Reports**
  - August Treasurer's Report: Mr. Larsen stated the August 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 town crier is a good way to stay informed about what goes on in Royal Palm Beach. Stated that metal detectors are being tested in schools on a pilot basis. He mentioned also that there will be a Rock and Fall Halloween event at Commons Park with a haunted house on October 6<sup>th</sup> – 7<sup>th</sup>.
10. **Committee and Board Liaison Reports**
  - **Golf Course Report** – Mr. Garramone stated that the Mar Bar has done a lot of renovations and has started hosting more events such as Trivia Night every Tuesday, Bingo Night every Wednesday, and Football Night every Sunday and Monday.
  - **Lakes Report** – Mr. Larsen stated that our lake company has been doing a fantastic job with maintaining the lakes. He mentioned that the shoreline and algae have been treated.
  - **Landscaping Report (Grounds & Seasonal Flowers)** – Mrs. Diasio stated that there were two accidents yesterday on Crestwood and some plants were damaged and need to be replaced.

- **Activities Report** – Mr. Axelberd stated our next event is the kid’s Halloween event from 10 a.m. – 12 p.m. He also mentioned that we will be having the food truck event on December 1<sup>st</sup> from 5 p.m. – 8 p.m.
- **Collections/Legal Report** – Mrs. Loomis reported that out of the 9 suspended accounts from the last meeting, 6 will be turned over to collections.
- **Cable Committee** – Mr. Loomis stated that the bulk contract negotiations are complete and the next step is for Mr. Loomis and Mr. Hmara to get the final terms of the contract. He also congratulated the property manager and Mr. Axelberd for doing such a great job with the contract negotiations.

11. **Old Business – None**

12. **New Business –**

- **Ratify Air Conditioner Vote** – Mrs. Loomis stated the Board needed to initiate an emergency vote last Friday to replace the air conditioner for the clubhouse which had issues with the coils and compressor. It was determined that the cost to replace the coils alone would have been \$3,400 for a 10-year-old unit. Mrs. Loomis informed them that the amount to replace the air conditioner was \$9,951.10, out of all the quotes she received this was the least expensive. The board approved the amount as an emergency vote and it needs to be ratified. Mr. Axelberd made a motion to ratify the emergency vote to replace the air conditioner for \$9,951.10. Motion seconded by Mrs. Diasio and unanimously approved.
- **Annual Audit** – Mr. Gardner reported that the 2022 audit is now completed. He stated the auditor commented that we did an excellent job and have received a draft copy, a motion is needed to approve the 2022 draft by Hafer. Mr. Axelberd made a motion to approve the 2022 draft by Hafer. Motion seconded by Mr. Garramone and unanimously approved.
- **Coconut & Palm Tree Trimming** – Mrs. Loomis stated that it is time for our second tree trimming for the coconuts and palm trees. She received 2 quotes that came back at around 16,000 and both were negotiated down to \$14,372.00. She also stated that she had a fantastic recommendation from another village and was amazed at how good their quality of work was. Mrs. Diasio made a motion to approve the tree trimming with the new company in the amount of \$14,372.00. Motion seconded by Mr. Axelberd and unanimously approved.
- **ARC Application Clarification** – Mrs. Loomis said some residents were confused by the wording on the ARC application procedures, so she updated the application to tighten the verbiage and change the format to give it a more organized look. The new verbiage reads as follows:

“The Architectural Change Application must be completed and submitted to your Village management company along with the specified attachments. Once approved by the Village management the application will be hand delivered to the Master Association for **final** approval of the requested architectural changes.”

She also included a line to clarify that the sub association management companies are not an employee of Madison Green Master Association:

“Note: The individual Village management companies are not agents or contracted employees of the Madison Green Master Association. MGMA is not liable for the actions or inactions of the Village management companies. Each governing Board is responsible for the selection and hiring of their own Village management company.”

She said the intent of protecting the Master from any unnecessary liabilities. Mr. Axelberd made a motion to approve the new ARC application verbiage. Motion seconded by Mr. Garramone and unanimously approved.

13. **Open Forum** – A resident asked if the clubhouse could be open normal hours on the 4<sup>th</sup> of July and if it could be rented out. Mrs. Loomis stated that the 4<sup>th</sup> of July hours were extended until 5 p.m. and the Board stated that the topic of the lanai rental has already been discussed and voted on. A resident asked the Board why blue garage doors were not allowed. The Board stated that the blue and red color schemes were intended to be front door colors only, and a blue or red garage door would negatively affect the harmony of the body and trim colors.
14. **Adjournment** – Mr. Axelberd made a motion to adjourn the meeting at 7:38 p.m. 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