

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

**Board Meeting**

November 15, 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 6:30 p.m.
4. **Pledge of Allegiance**
5. **Approval of Minutes**
  - **Board Meeting October 25, 2023** – Mr. Axelberd made a motion to approve the minutes from the October 25, 2023 board meeting. The motion was seconded by Mr. Gardner and was unanimously approved.
6. **Treasurer's Reports**
  - **October Treasurer's Report:** Mr. Larsen stated the October 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 shared the calendar for December and said that there will be a Winterfest event on December 2<sup>nd</sup> from 1 p.m. – 9 p.m. at Commons Park.
10. **Committee and Board Liaison Reports**
  - **Golf Course Report** – Mr. Garramone stated that the Mar Bar has been committed to making their events work. He said the football event last Sunday had a great turnout. He also mentioned that he spoke about marketing ideas with the management.
  - **Lakes Report** – Mr. Larsen stated that the lakes have been getting some well-deserved rain and are looking good.
  - **Landscaping Report (Grounds & Seasonal Flowers)** – Mrs. Diasio stated the annual flowers were installed and are doing great.
  - **Activities Report** – Mr. Axelberd reminded everyone that the food truck event is on December 1<sup>st</sup> from 5 p.m. – 8 p.m. and will have a live DJ. He also mentioned that the Mar Bar will be joining the event with some Christmas arts & crafts vendors.

- **Collections/Legal Report** – Mrs. Loomis reported that we suspended 43 accounts that were 2 quarters behind or 90 days delinquent. She stated that 13 paid in full which brings the number down to 30 possibly going to collections Dec 1<sup>st</sup>. She said she will know in the December meeting how many are going to the attorney for collections.
- **Cable Committee** – Mr. Loomis stated that Comcast has been taking a while to get us the scope of work for the contract. He said we should have the final contract with the scope of work by Friday.
- **Old Business – None**

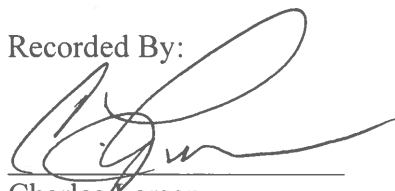
**11. New Business –**

- **Landscaping Proposals** – Mrs. Loomis stated that she had a few landscapers quote the property for a new contract in 2024 due to being dissatisfied with our current landscaper. Out of the 3 quotes she received, Riquelme came back at the best price. She informed the Board that all 3 companies are offering the same services. She recommends signing a 24-month contract with Riquelme as our new landscaper starting January 1<sup>st</sup>, 2024. Mr. Axelberd made a motion to give our current landscaper their 30-day termination notice and to sign a 24-month contract with Riquelme as our new landscaper starting January 1<sup>st</sup>, 2024. Motion seconded by Mrs. Diasio and unanimously approved.
- **Camera Proposals** – Mrs. Loomis stated that it was in the budget for this year to get the cameras replaced and we have 8 cameras that need to be installed. She said we need to replace the cameras at the playground, gym, kiddie pool, main pool, and great room. 3 and at the front desk, backroom, and front entrance (side gate). She said it was important to ensure that there is surveillance on these areas for liability reasons. She recommended using Camera Experts because they came back at the best price and have done our cameras in the past. Mr. Axelberd made a motion to select Camera Experts to install the cameras on the property. Motion seconded by Mr. Garramone and unanimously approved.
- **Insurance Meeting** – Mrs. Loomis informed the Board that the insurance meeting is on November 28<sup>th</sup>, 2023 at either 1 p.m. or 3 p.m. The meeting will be over the phone.

**12. Open Forum – None**

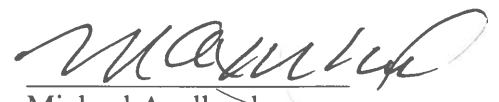
- 13. Adjournment** – Mr. Axelberd made a motion to adjourn the meeting at 7:14 p.m. Mr. Garramone seconded the motion, and it was unanimously approved.

Recorded By:



Charles Larsen  
President

Affirmed:



Michael Axelberd  
Secretary