

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

Board Meeting

December 12th, 2023 at 7:15 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 7:15 p.m.
4. **Pledge of Allegiance**
5. **Approval of Minutes**
 - **Board Meeting November 15, 2023** – Mr. Axelberd made a motion to approve the minutes from the November 15, 2023 board meeting. The motion was seconded by Mrs. Diasio and was unanimously approved.
6. **Treasurer's Reports**
 - November Treasurer's Report: Mr. Larsen stated the November Treasurer's Report was not available yet.
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 recent Winterfest Event was an enormous success with an attendance of over 15,000 people. He mentioned that Royal Palm Beach was named as one of the best places to raise a family in a magazine. He stated that there is a new director for parks & recreation and believes they are a great fit for the position. He also informed that the new village hall should be opening on February 29th, 2024 and will feature art from local artists in the front.
10. **Committee and Board Liaison Reports**
 - **Golf Course Report** – Mr. Garramone said the weekend events at the MarBar have been gaining more traction.
 - **Lakes Report** – Mr. Larsen stated that our lake company treated all the lakes, picked up debris, and sprayed weeds. He mentioned that they have been doing an excellent job.
 - **Landscaping Report (Grounds & Seasonal Flowers)** – Mrs. Diasio stated that the annual flowers have been doing well.

- **Activities Report** – Mr. Axelberd reported that the recent food truck event was an enormous success and thanked everyone who attended. He said he has been doing some preliminary research on potential future events. He also mentioned that the MarBar is having a Santa Dinner on the 15th from 5 p.m. to 8 p.m.
- **Collections/Legal Report** – Mrs. Loomis stated that out of the 43 suspended accounts 5 have gone to collections.
- **Cable Committee** – Mr. Hmara stated that we picked up on specific themes to ensure that any specific commitments are in writing. He mentioned the committee had to make sure the buildout and scope of work were specifically laid out. He believes the contract was very well negotiated.
- **Old Business – None**

11. New Business –

- **Pool Contract Renewal** – Mr. Larsen stated that we need to renew our pool contract. Mrs. Loomis stated that the price increased by \$197 per month due to the high price of chemicals and stated that they do an excellent job. Mr. Axelberd made a motion to renew the contract with Get Wet Pools for a 1-year term in 2024. Motion seconded by Mr. Garramone and unanimously approved.
- **Pro-Fitness Contract Renewal** – Mrs. Loomis stated that we need to renew our contract with our gym maintenance contractor and stated that their price is the same. Mrs. Diasio made a motion to renew the contract with ProFitness for 2024. Motion seconded by Mr. Axelberd and unanimously approved.
- **Ratify Insurance Proposal** – Mrs. Loomis stated we needed an insurance vote to keep the same policy as last year or go with citizens this year. She also mentioned we did an emergency vote and there was a quorum to stay with the same policy. She continued further stating that this was allocated into the budget and also mentioned that citizen's insurance does not fully insure the property against windstorm damage. Mr. Larsen stated that we need a motion to ratify the insurance proposal. Mrs. Diasio made a motion to ratify the vote to take the full coverage insurance policy with Brown & Brown. Motion seconded by Mr. Larsen. In favor: Mrs. Diasio, Mr. Larsen, Mr. Gardner. Not in favor: Mr. Axelberd. Abstained: Mr. Garramone. Motion carried 3-1. Mr. Garramone stated that he would like to have a meeting to discuss potential options going forward.

Comcast Contract Signing Authority – Mrs. Loomis stated that over the last 3 months our Attorney and two committee members have been involved in extensive negotiations and discussions for the Comcast contract. Mrs. Loomis has conveyed her confidence in the finalized contract, emphasizing that it aligns with most of our expectations with a clear scope of work and meets the conditions mutually agreed upon.

Mr. Axelberd made a motion to approve the contract and give Mr. Larsen signing authority. Motion seconded by Mrs. Diasio and unanimously approved.

- **Re-affirmation of Committee Appointments** – Mr. Larsen stated that the Committee Appointments will remain the same with himself as the lake committee, Mr. Garramone with the golf course committee, Mr. Axelberd as the event committee, and Mrs. Diasio as the landscaping committee.

- **Signatories on MGMA Accounts** – Mr. Larsen stated that himself, Mike Axelberd, and Rohan Gardner will remain as signatories.
 - **Setting 2024 Board Meeting Calendar** – Mrs. Loomis stated that a list of the 2024 Board meeting dates is included in the Board packet, and to inform her if there are any scheduling conflicts. She also stated that the meeting dates are also posted on the website. She also mentioned that there will not be a meeting in July.
12. **Open Forum** – A resident complimented the Board for doing such a fantastic job with handling the community.
13. **Adjournment** – Mr. Axelberd made a motion to adjourn the meeting at 8:03 p.m. Mrs. Diasio seconded the motion, and it was unanimously approved.

Recorded By:



Charles Larsen
President

Affirmed:



Michael Axelberd
Secretary