

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

Board Meeting

January 24, 2024 at 6:30 p.m.

Madison Green Clubhouse

Officers and Directors

Charles Larsen, President- Present
Gary Garramone, Vice President- Present
Mike Axelberd, Secretary- Absent
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 December 12, 2023** – Mrs. Diasio made a motion to approve the minutes from the December 12, 2023 board meeting. The motion was seconded by Mr. Gardner and was unanimously approved.
- **Re-Organization Meeting December 12, 2023** – Mrs. Diasio made a motion to approve the minutes from the December 12, 2023 Re-Organization meeting. The motion was seconded by Mr. Garramone and was unanimously approved.

6. Treasurer's Reports

- November Treasurer's Report: Mr. Larsen stated the November Treasurer's Report was available as a handout.
- December Treasurer's Report: Mr. Larsen stated the December 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 was absent from the meeting.

10. Committee and Board Liaison Reports

- **Golf Course Report** – Mr. Garramone stated that the manager of the MarBar has resigned and is now being managed by her daughter. He also mentioned that the new bartenders have been busy with the influx of snowbirds.
- **Lakes Report** – Mr. Larsen stated that the lakes have been doing well from the rain and the levels are fine. He also stated that all the debris from the lakes has been cleared up.
- **Landscaping Report (Grounds & Seasonal Flowers)** – Mrs. Diasio stated that we have started with our new landscaping company. She informed me that they cannot cut too much because it is winter, and the plants grow back at a slower rate. She also mentioned that the golf course is working with our landscaper as well. Mr. Gardner mentioned that there are palms north of Ashford that cover a streetlight.

- **Activities Report** – Mrs. Loomis stated that the MarBar is having a 4 course Valentines Day dinner for two on Feb 14th for \$169.00 and includes dinner, dessert, and a bottle of champagne. The deadline to make a reservation is Feb 9th. She said the next event will be the Easter Egg Hunt at the clubhouse. This is scheduled for March 30th from 10 a.m. – 12 p.m. Mike and I are having discussions for different event ideas.
- **Collections/Legal Report** – Mrs. Loomis stated that there is nothing to report other than that delinquencies overall have gone down from 242 to 90.
- **Cable Committee Disbandment** – Mr. Larsen stated that the cable contract has been finalized and signed, and the Cable Committee needs to be disbanded. He thanked the committee members for their diligent efforts. Mr. Garramone made a motion to disband the Cable Committee. Motion seconded by Mrs. Diasio and unanimously approved.
- **Old Business – None**

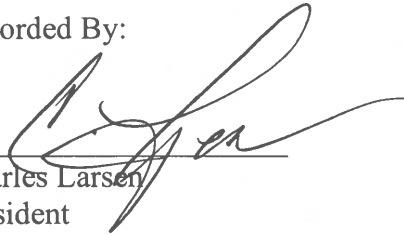
11. **New Business –**

- **Painting Project Clubhouse & Monuments** – Mrs. Loomis stated the painting project, which was included in the budget for this year, will include painting and repairing the monuments and pressure washing the buildings. She stated this doesn't include the roof cleaning that needed to be done first. Mrs. Loomis also stated that some of the communities have reached out to the Master and asked about the new color scheme so they can repaint their monuments. A few samples were brought in from the Master approved color palette that were painted on the building for reference. The Board took some time to look at the colors and selected color scheme J, however they would like to consider more options before making a final decision due to the darkness of the color. Mrs. Loomis suggested that once the final color is decided, the Board should allow the option for the Villages to keep their current color or paint the new color for their monuments. Mr. Garramone stated that the Village monuments should still match the color of the Master monuments to maintain the uniformity of the community. Mrs. Diasio had a concern about the cost of painting due to having a smaller community. Mr. Gardner suggested that a 12-month grace period should be granted which would allow enough time to include the cost of painting in their budget. Mr. Garramone made a motion to have all Village monuments match the color scheme of the Master Association clubhouse & monuments at the expense of the Village Association and to allow a 12-month grace period to do so. Motion seconded by Mr. Gardner. Mrs. Diasio voted not in favor and motion carried 3-1. This motion will be added to the ARC rules and guidelines. After reviewing the quotes presented to the Board they decided to use Painter Guys as the painter. Mr. Garramone made a motion to approve Painter Guys as the painter in the amount of \$25,320 and use super paint. Motion seconded by Mr. Gardner and unanimously approved. Mrs. Loomis also stated that the roof needs to be pressure washed before the clubhouse is painted. Mr. Garramone made a motion to approve Palm Beach Pressure Washing in the amount of \$1,900 to pressure clean the roofs before the painting starts. Motion seconded by Mrs. Diasio and unanimously approved.
- **Paver Project** – Mrs. Loomis stated the second project approved for this year was fixing the pavers around the pool area and clubhouse because there are many pavers that are cracked or sunken in. She informed the Board that the back area of the clubhouse will need to be closed for 5 – 7 days and one of the days the clubhouse will be closed because the front area cannot be walked on for at least 24 hours. She mentioned that eblasts will be sent out towards the end of February to keep residents informed. She stated she had

several quotes for this repair and recommended BLT Contractors because they are also including the repair, seal, and cleaning of the pavers by the canal. She mentioned that they are the same contractor that did a fantastic job with the pavilion paver project. Mr. Garramone made a motion to approve using BLT Contractors for the paver project in the amount of \$29,550. Motion seconded by Mr. Gardner and unanimously approved.

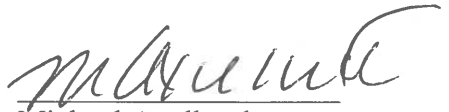
12. **Open Forum** – The residents did not have anything to say during this time.
13. **Adjournment** – Mr. Garramone made a motion to adjourn the meeting at 7:28 pm. Mrs. Diasio seconded the motion, and it was unanimously approved.

Recorded By:



Charles Larsen
President

Affirmed:



Michael Axelberd
Secretary