

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

**Board Meeting**

February 28, 2024 at 6:30 p.m.  
Madison Green Clubhouse

**Officers and Directors**

Charles Larsen, President- Absent  
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. Garramone stated the meeting was properly noticed and in accordance with the By-Laws and a quorum was present.
3. **Call to Order** – Mr. Garramone, Vice President, called the meeting to order at 6:30 p.m.
4. **Pledge of Allegiance**
5. **Approval of Minutes**
  - **Board Meeting January 24, 2024** – Mr. Axelberd made a motion to approve the minutes from the January 24, 2024 board meeting. The motion was seconded by Mrs. Diasio and was unanimously approved.
6. **Treasurer's Reports**
  - January Treasurer's Report: Mr. Garramone stated the January Treasurer's Report was available as a handout.
7. **Property Manager Report** – Mr. Garramone stated the Property Manager's Report was available as a handout.
8. **ARC Report-Assistant Manager** – Mr. Garramone stated the ARC Report was available as a handout.
9. **Government Liaison Report** – Mr. Hmara stated that copies of the monthly calendar are available showing the events happening in the community. He stated the Seafood Festival will be March 18<sup>th</sup> – 19<sup>th</sup> at Commons Park. He also stated there was a family Bike Rodeo on March 20<sup>th</sup> also at Commons Park. Lastly, he mentioned that tomorrow they will be cutting the ribbon for the new Village Hall.
10. **Committee and Board Liaison Reports**
  - **Golf Course Report** – Mr. Garramone stated that the MarBar has expanded their menu and has improved.
  - **Lakes Report** – Mrs. Loomis stated that lakes have been doing well thanks to our lake management company.
  - **Landscaping Report (Grounds & Seasonal Flowers)** – Mrs. Diasio stated that the landscaping will be discussed in new business.
  - **Activities Report** – Mr. Axelberd stated that March 30<sup>th</sup> is the annual Easter Egg Hunt from 10:00 a.m. – 11:30 a.m.
  - **Collections/Legal Report** – Mrs. Loomis stated that out of 21 suspended accounts, 7 are going to the attorney.

- **Old Business – None**

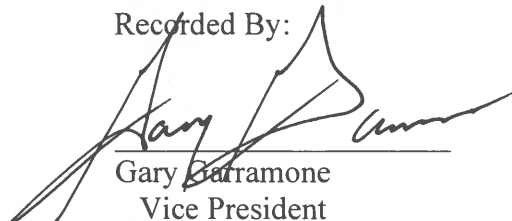
11. **New Business –**

- **Approve New Color Scheme Color** – Mrs. Loomis stated the Board needs to approve new color scheme M which will be used to paint the clubhouse and monuments. She stated the new color is Worldly Gray as the body with the trim options as Pure White, Shoji White, Amazing Gray, and Creamy with the front and garage door options as Iron Ore, Urbane Bronze, and Tricorn Black and front door only options are Naval and Stolen Kiss. She also said she had Sherwin Williams review color scheme M and they approved of it as well. She mentioned that an e-blast will be sent within 48 hours to notify the residents and an email to the property managers of the new addition to the color scheme. Mr. Axelberd made a motion to add new color scheme M to the Madison Green color schemes. Motion seconded by Mrs. Diasio and unanimously approved.
- **Ratify Clubhouse Paint Scheme Color** – Mrs. Loomis stated the Board needs to ratify the vote to select new color scheme M to use as the Master color scheme for the Clubhouse and monuments. Mr. Axelberd made a motion to use color scheme M to paint the clubhouse and monuments. Motion seconded by Mrs. Diasio and unanimously approved.
- **Flowers** – Mrs. Diasio stated the flowers are getting ready to be changed out to violet and deep rose Pentas. Mr. Gardner recommended that mulch should be included. Mr. Axelberd made a motion to approve the new Penta flowers for \$2,700.00. Motion seconded by Mr. Gardner and unanimously approved.
- **Median Proposal** – Mrs. Loomis stated the Whispering Jasmines on the median are not doing well and have become a liability by blocking sight of the road across from the clubhouse. She recommended removing and replacing it with new sod, groundcover, and an Agave. Mr. Axelberd made a motion to approve the median proposal in the amount of \$1,300.00. Motion seconded by Mr. Gardner and unanimously approved.
- **Entrance Lights** – Mrs. Loomis stated the entrance lights at the front, side, and back of the clubhouse are not in good condition and need to be replaced as part of the paint project. She stated that this does not include the installation cost. Mr. Garramone made a motion to replace 6 entrance lights in the amount of \$2,728.50. Motion seconded by Mrs. Diasio and unanimously approved. Mr. Garranone asked to get the quote approved for the electrician to install the lights in the next meeting.

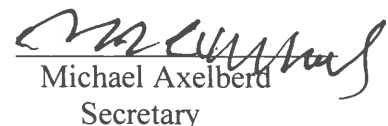
**Open Forum** A resident voiced their concerns regarding painting their Saybrook monument. The Board maintained their position and said they have 1 year to paint and would like to keep the uniformity in the community as per their motion from the last meeting. Homeowner complained that one morning the slide on the playground was wet and had to dry it off with a towel. Manager will review procedure with staff.

12. **Adjournment** – Mr. Axelberd made a motion to adjourn the meeting at 7:37 p.m. Mrs. Diasio seconded the motion, and it was unanimously approved.

Recorded By:

  
Gary Garramone  
Vice President

Affirmed:

  
Michael Axelberd  
Secretary