

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

Board Meeting

March 27, 2024 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 February 28, 2024** – Mr. Axelberd made a motion to approve the minutes from the February 28, 2024 board meeting. The motion was seconded by Mr. Garramone and was unanimously approved.
6. **Treasurer's Reports**
 - February Treasurer's Report: Mr. Larsen stated the February 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 there will be food truck & concert nights every other Friday in April. Mentioned that there is a guide with interesting places to go in Royal Palm Beach. He also spoke about property insurance and traffic.
10. **Committee and Board Liaison Reports**
 - **Golf Course Report** – Mr. Garramone stated the golf course is starting Twilight Golf on Thursday and that they are considering painting to match the clubhouse.
 - **Lakes Report** – Mr. Larsen stated that lakes 22-25 were sprayed for weeds and everything seems fine.
 - **Landscaping Report (Grounds & Seasonal Flowers)** – Mrs. Diasio stated that the summer annuals have been planted and mulch has been added to the back and front areas of the clubhouse.
 - **Activities Report** – Mr. Axelberd stated Saturday is the annual Easter egg hunt from 10 a.m. to 11:30 p.m. He also stated the next proposed event is a possible Fleetwood Mac tribute band at the MarBar and discussed if we should charge for the tickets to help offset the cost. The Board stated they will discuss this further in the next meeting.
 - **Collections/Legal Report** – Mrs. Loomis stated that there is nothing to report other than that delinquent accounts are down from 241 last year to 171 this year.

- **Old Business – None**

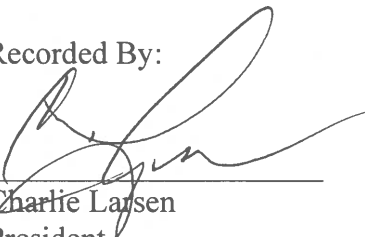
11. New Business –

- **Ratify Electrician Quote** – Mr. Larsen stated that the Board needs to ratify the clubhouse light installation at the front and sides of the building. Mr. Garramone made a motion approve the light installation in the amount of \$420. Motion seconded by Mrs. Diasio and unanimously approved.
- **Mohogany Tree Trimming** – Mr. Larsen stated that the fire department informed the Board that the trees on Crestwood need to be trimmed. Mrs. Loomis stated she received two quotes, and Riquelme had the best price. Mrs. Diasio made a motion to approve the proposal from Riquelme in the amount of \$8,525.20. Motion seconded by Mr. Gardner and unanimously approved.

Open Forum – A resident asked if the front entrance monument painting was finished. Mr. Larsen replied stating the painters had to focus on painting the community monuments first. A resident asked when the comcast contract will start the buildout.


- 12. 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:



Charlie Larsen
President

Affirmed:



Michael Axelberd
Secretary