

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

**Board Meeting**

April 25, 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 March 27, 2024** – Mr. Axelberd made a motion to approve the minutes from the March 27, 2024 board meeting. The motion was seconded by Mr. Garramone and was unanimously approved.

**6. Treasurer's Reports**

- **March 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 a Cultural Diversity Day on May 11<sup>th</sup>, a Jimmy Hendrix tribute band on May 3<sup>rd</sup>, and the Citizen Summit on May 20<sup>th</sup>. He stated that a formal application has been sent to change the golf course zoning to allow a golf lodge.

**10. Committee and Board Liaison Reports**

- **Golf Course Report** – Mr. Garramone stated that the MarBar has started a food delivery service to our residents at the pool.
- **Lakes Report** – Mr. Larsen stated that the lakes have been sprayed for weeds but are in need of water.
- **Landscaping Report (Grounds & Seasonal Flowers)** – Mrs. Diasio stated that the annuals are in and doing well. She also stated the Wax Jasmines have been removed from the median on Crestwood to improve the turning visibility.
- **Activities Report** – Mr. Axelberd stated the Easter Egg hunt was a huge success and thanked the staff. He also mentioned that the tribute band was booked and wants to consider a 4<sup>th</sup> of July pool party instead.

- **Collections/Legal Report** – Mrs. Loomis stated that collections are down by 58 accounts from the prior month.
- **Old Business – None**

**11. New Business –**

- **Pickle Ball Court Proposal** – Mrs. Loomis stated the pickleball court has been getting busier and the residents have requested to have the second tennis court painted with pickleball lines. Mr. Axelberd made a motion to have pickleball lined painted on the second tennis court for \$950. Motion seconded by Mr. Gardner and unanimously approved.
- **Pool Furniture Project** – Mrs. Loomis stated one of the projects approved in the budget for this year was to add more pool furniture. She contacted two companies; Dr. Strap, who did the re-strapping of the chairs, has the tables and lounges needed and the second company, MTS of Jax has the chairs and umbrellas. Mrs. Diasio made a motion to purchase 15 lounge chairs, 3 tables, and 4 table bases from Dr. Strap in the amount of \$5,414.42. Motion seconded by Mr. Axelberd and unanimously approved. Mrs. Diasio made a motion to purchase 12 regular chairs, and 5 umbrellas from MTS of Jax in the amount of \$4,833.01. Motion seconded by Mr. Axelberd and unanimously approved.
- **Landscaping Light Guidelines** – Mrs. Loomis stated that we have received complaints from Indian Trails and residents regarding the homes with lighting along the lakes, she further added that Indian Trails has been in contact with us and they stated that nothing can be placed on their property. In article 10 of the Master Declaration of Covenants states that no lightning shall be placed on the property without the consent of the architectural review committee and also in section 16.7 it states that nothing can be placed on the shoreline of any lake, pond, or canal. She recommended updating the ARC Guidelines as follows:
  - Fixtures should be selected and positioned to blend seamlessly with the overall design of the home.
  - All exterior lighting should be shielded from neighboring residences and not directed towards streets, roadways, lakes, or outside your property line. Colored lighting is prohibited on lakes, fences, preserves or lots that are visible along Crestwood.
  - No homeowner shall place any lights on Master common areas or Indian Trails easements including but not limited to, shorelines, lakes, ponds, or canals.
  - Temporary holiday lights and decorations are permitted for holidays only without an ARC but must be removed within 21 days after the holiday has passed, ensuring seasonal decorations do not become a permanent fixture.

Mrs. Diasio made a motion to accept the updated rules. Motion seconded by Mr. Garramone. In favor: Mr. Larsen, Mr. Garramone, and Mrs. Diasio. Not in favor: Mr. Axelberd and Mr. Gardner. Motion carried 3-2

**Open Forum** – Some of the residents had questions for Mr. Hmara about the new Starbucks.

- 12. Adjournment** – Mr. Axelberd made a motion to adjourn the meeting at 8:14 p.m. Mr. Garramone seconded the motion, and it was unanimously approved.

Recorded By:

  
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Charlie Larsen  
President

Affirmed:

  
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Michael Axelberg  
Secretary