

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

Board Meeting

May 20, 2024 at 4:00 p.m.
Madison Green Clubhouse

Officers and Directors

Charles Larsen, President- Present
Gary Garramone, Vice President- Present
Mike Axelberd, Secretary- Present
Joanne Diasio, Director- Absent
Rohan Gardner, Treasurer- Absent

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 4:06 p.m.

4. Pledge of Allegiance

5. Approval of Minutes

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

6. Treasurer's Reports

- **April Treasurer's Report:** Mr. Larsen stated the April Treasurer's Report was not available but will be available online.

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 Citizen Summit is a meeting held to discuss major projects & policy to shape the future of the Village of RPB. He stated that the golf course owner has made a formal application to change the village zoning code to allow the term "golf lodge".

10. Committee and Board Liaison Reports

- **Golf Course Report** – Mr. Garramone stated that the golf course is business as usual.
- **Lakes Report** – Mr. Larsen stated that the lakes are doing well but need more water. Stated our lake management company is doing a great job.
- **Landscaping Report (Grounds & Seasonal Flowers)** – Mrs. Diasio was absent, and nothing needed to be reported
- **Activities Report** – Mr. Axelberd stated that the Last Day of School Pool Party will be on May 30th from 5-7 p.m.
- **Collections/Legal Report** – Mrs. Loomis reported that out of 10 accounts 7 will be going to the attorney for collections.
- **Old Business – None**

11. New Business –

- **Palm Tree Trimming** – Mrs. Loomis stated that all of the palm trees need to be trimmed and received two quotes. She recommended Riquelme because they do an excellent job at a great price. She informed that the first quote would save the association \$5,960. Mr. Axelberd made a motion use Riquelme for the palm tree trimming in the amount of \$29,400. Motion seconded by Mr. Garramone and unanimously approved.
- **Golf Lodge proposal** – The Board would like to approved some steps they would like to take to handle the golf lodge situation. Mr. Axelberd made a motion to oppose the golf lodge proposal and grant Mrs. Loomis permission to send eblasts or letters to inform the residents, form a petition, and consult with the attorney to discuss options. Seconded by Mr. Garramone and unanimously approved.

Open Forum – A resident stated that the golf course sent out a postcard that said the hotel was coming soon. A resident asked about sending out more information that refutes the golf course postcard. Mr. Garramone stated that one of the main concerns the residents have is what will happen to the hotel if it is built and not profitable.

- 12. Adjournment** – Mr. Axelberd made a motion to adjourn the meeting at 5:31 p.m. Mr. Garramone seconded the motion, and it was unanimously approved.

Recorded By:



Charlie Larsen
President

Affirmed:



Michael Axelberd
Secretary