

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

Board Meeting

June 26, 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 May 20th, 2024** – Mr. Axelberd made a motion to approve the minutes from the May 20th, 2024 board meeting. The motion was seconded by Mr. Garramone and was approved by those present at the previous meeting, Mr. Gardner and Mrs. Diasio abstained.

6. Treasurer's Reports

- **May Treasurer's Report:** Mr. Larsen stated the May 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 the council appreciated the turnout for the Village council meeting. He mentioned that Commons Park has two new pavilions that can be rented out for large get togethers. He also stated that the old Village Hall will be turned into a rentable room for events. He stated that the Transportation Planning Agency is working on a plan to help with traffic flow.

10. Committee and Board Liaison Reports

- **Golf Course Report** – Mr. Garramone stated that the community needs to express what they would like to see here in Madison Green. Some residents had questions about the golf lodge proposal.
- **Lakes Report** – Mr. Larsen stated that the lakes are doing great from the rain and the lake management company has been doing a good job. Mr. Larsen announced that he will be switching positions with Mr. Axelberd. Mr. Axelberd will now be the Board liaison for the lakes and Mr. Larsen will be the Board liaison for activities.
- **Landscaping Report (Grounds & Seasonal Flowers)** – Mrs. Diasio stated there is not much to report other than the annual flowers which will be planted soon.

- **Activities Report** – Mr. Axelberd stated that the MarBar is having another summer community expo tomorrow. Stated that the next planned event is the Labor Day pool party on September 2nd from 12 p.m. to 2p.m.
- **Collections/Legal Report** – Mrs. Loomis reported that we have 62 less delinquencies from a year ago and 108 less than last month.

Old Business –

- **Golf Course Lodge Update** – Mr. Larsen stated that this was discussed earlier in the meeting already, said the golf lodge is still in the early stages.
- **Cable Update** – Mr. Loomis stated that the upgrade will take place in two stages. Stated Comcast will first build duplicate cabinets to bring in the new service while continuing the old service. Stated that they will meet with Comcast once the first installation is done.

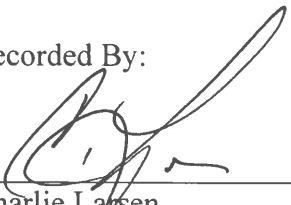
11. New Business –

- **ITID Taxes** – Mr. Feiertag informed the residents about Indian Trails Improvement District taxes. Stated that one portion of ITID taxes is based on lot size and the larger portion is a bond. He stated that the bond will mature in 6-7 years, and this will eliminate that portion of the tax.
- **Ratify New Spa Heater** – Mrs. Loomis stated there was an emergency vote to replace the spa heater because of a malfunctioning control board and it was no longer under warranty. Mr. Axelberd made a motion to ratify the emergency vote to have Cool Environment replace the spa heater in the amount of \$4,450. Motion Seconded by Mrs. Diasio and unanimously approved.
- **Annual Flower Approval** – Mrs. Loomis stated that the flowers are withering and would like to refresh the landscaping with red and green Coleus plants. Mr. Axelberd made a motion to replace the flowers with red and green Coleus plants in the amount of \$2,700. Motion seconded by Mr. Garramone and unanimously approved.
- **Lawn Chair Approval** – Mrs. Loomis stated that one of the projects approved in the budget for the year was to replace some of the weathered chase lounges. She stated that we need to order 10 chase lounges. Mr. Garramone made a motion to replace the chase lounges in the amount of \$2,324.53. Motion seconded by Mrs. Diasio and unanimously approved.

Open Forum – Mrs. Loomis stated that the pickleball lines for the second tennis court will be done tomorrow. Mr. Hmara spoke about the July 4th event at Commons Park. A resident thanked Mr. Feiertag for informing them of the ITID taxes. Mr. Feiertag asked about delinquencies. A resident had a question about new laws.

- 12. Adjournment** – Mr. Axelberd made a motion to adjourn the meeting at 7:54 p.m. Mr. Garramone seconded the motion, and it was unanimously approved.

Recorded By:



 Charlie Larsen
 President

Affirmed:



 Michael Axelberd
 Secretary