

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

Board Meeting

September 25th, 2024 at 6:30 p.m.
Madison Green Clubhouse

Officers and Directors

Charles Larsen, President- Present
Gary Garramone, Vice President- Absent
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 6:31 p.m.

4. Pledge of Allegiance

5. Approval of Minutes

- **Board Meeting August 28th, 2024** – Mrs. Diasio made a motion to approve the minutes from the August 28th, 2024 board meeting. The motion was seconded by Mr. Gardner and was unanimously approved.

6. Treasurer's Reports

- **August Treasurer's Report:** Mr. Larsen stated the August 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 informed the residents about the Rock n Fall Festival at Commons Park from October 4th to 5th. He also mentioned the green market will start back up again on Saturdays. He spoke about traffic in RPB and the steps to make it better.

10. Committee and Board Liaison Reports

- **Golf Course Report** – Mr. Larsen said there was nothing to report.
- **Lakes Report** – Mr. Larsen said the lakes have been treated by the lake management company and we are waiting for it to take effect.
- **Landscaping Report (Grounds & Seasonal Flowers)** – Mrs. Diasio stated the new flowers will be discussed in new business. Mrs. Loomis stated that our landscaper planted a new row of Coleus plants free of charge since the previous plants were not doing well.
- **Activities Report** – Mrs. Loomis stated there was a good turnout for the Labor Day Pool Party despite the rain. She also mentioned the next event was the kids' Halloween Party on October 26th.

- **Collections/Legal Report** – Mrs. Loomis stated there was nothing to report.

Old Business

- **Cable Update** – Mr. Loomis stated that Comcast has started the update for our cable service. He mentioned that the first 6 trial homes have been completed and went well. He also said Comcast will send notices to the residents when they are ready to start in each area.

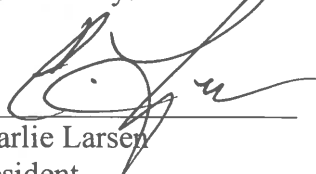
11. New Business

- **Landscape Project** – Mrs. Loomis stated one of the projects approved in the budget this year is to replace some missing plants on the Okeechobee berm and front of clubhouse, this needs to be completed before the mulch is installed. The total cost is \$5,712.50 installed and was budgeted for \$10,000. Mr. Gardener made a motion to approve the landscape project for \$5,712.50. Motion seconded by Mrs. Diasio and unanimously approved.
- **Annual Flowers** – Mrs. Diasio stated we need to install the annual holiday Inpatiens before the holiday lights are turned on. Mrs. Diasio stated it will cost \$2,700 and will be installed before the holiday lights. Mr. Gardener a motion to install the holiday flowers in the amount of \$2,700. Motion seconded by Mrs. Diasio and unanimously approved.
- **Palm Tree Trimming** – Mrs. Loomis stated the Washingtonians, coconut trees around the pool and the royal palms out front need to be trimmed in the next few months. Mr. Gardener made a motion to have the palm trees trimmed in the amount of \$3,914.50. Motion seconded by Mrs. Diasio and unanimously approved.
- **Pavillion Roof Repair** – Mrs. Loomis stated she received several quotes to repair the roof of the pavilion on Crestwood. She said the first quote was for \$1,950 from roofing systems and she was able to negotiate it down to \$1,250. She recommended selecting Roofing Systems for \$1,250. Mr. Gardener made a motion to select Roofing Systems to repair the roof of the pavilion in the amount of \$1,250. Motion seconded by Mr. Larsen and unanimously approved.
- **Mulch** – Mrs. Loomis stated that she received several quotes to install mulch in all the common areas. The best quote was from Riquelme for \$20,160 and she recommended selecting them. Mr. Gardener also added that the functionality of the mulch is important to prevent soil erosion. Mr. Gardener made a motion to select Riquelme for the mulch project in the amount of \$20,160. Motion seconded by Mrs. Diasio and unanimously approved.

Open Forum – Mr. Hmara stated that a new Starbucks opened up in Royal Palm Beach.


Adjournment – Mr. Gardener made a motion to adjourn the meeting at 7:31 p.m. Mrs. Diasio seconded the motion, and it was unanimously approved.

Recorded By:



Charlie Larsen
President

Affirmed:



Michael Axelberd
Secretary