

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

**Board Meeting**

November 6<sup>th</sup>, 2024 at 6:00 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 6:12 p.m.

**4. Pledge of Allegiance**

**5. Approval of Minutes**

- **Board Meeting September 25<sup>th</sup>, 2024** – Mrs. Diasio made a motion to approve the minutes from the September 25<sup>th</sup>, 2024 board meeting. The motion was seconded by Mr. Garramone and was unanimously approved.

**6. Treasurer's Reports**

- **September Treasurer's Report:** Mr. Larsen stated the September 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 is an electronic newsletter for the Village called the "Village Voice" and can be viewed on the village website. He also mentioned that the Veteran's Day event this year will be on November 11<sup>th</sup> and said the holiday tree lighting will be on December 7<sup>th</sup> at Common's Park.

**10. Committee and Board Liaison Reports**

- **Golf Course Report** – Mr. Garramone stated there is nothing new to report regarding the golf course.
- **Lakes Report** – Mr. Axelberd said the lake company has been out to maintain the lakes again. Mrs. Loomis stated that it will take time before the lakes get better but the management company is doing better.
- **Landscaping Report (Grounds & Seasonal Flowers)** – Mrs. Diasio said the annual flowers have been planted, new mulch has been installed in the pool area, and the flower pots have been refreshed.
- **Activities Report** – Mrs. Loomis stated that the MarBar will be having a Santa brunch in December and will have an eblast sent out once we have the details. Mr. Larsen stated that the Halloween party was a great success and everyone had fun.

- **Collections/Legal Report** – Mrs. Loomis stated that out of 41 accounts 8 will be going to collections.

### Old Business

- **Cable Update** – Mr. Hmara stated that his home was one of the 7 trial homes for the Xfinity upgrade and stated that the process was relatively painless.

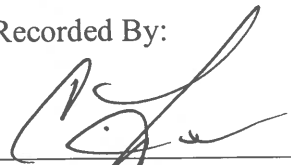
### 11. New Business

- **Christmas Light Contract Approval** – Mrs. Loomis stated that our holiday light company would grant a 10% discount if a new contract was signed a year in advance. Mrs. Diasio made a motion to approve a 3-year contract with Lighting by Design for \$14,116.00. Motion seconded by Mr. Garramone and unanimously approved.
- **Pool Guidelines** – Mrs. Loomis informed the Board that the ARC guidelines do not mention anything about above ground pools. She proposed an addition to the guidelines that states that above ground pools are not permitted in the community. Mr. Gardner made a motion to approve the addition to the ARC guidelines to prohibit above ground pools. Seconded by Mrs. Diasio and unanimously approved.
- **Ratify Mainline Break** – Mr. Larsen said an emergency vote was made to fix a mainline break on Crestwood and needs to be ratified. Mr. Axelberd made a motion to ratify the vote to have Hydro Dynamics fix the mainline break in the amount of \$2,298.36. Motion seconded by Mr. Garramone and unanimously approved. Mr. Axelberd made a motion to ratify the vote to have Image dig, seal and add concrete for the mainline repair in the amount of \$995.00. Motion seconded by Mrs. Diasio and unanimously approved.


**Open Forum** – Mr. Hmara stated that there were some seats open on the Village council and applications were due this Tuesday.

**Adjournment** – Mr. Axelberd made a motion to adjourn the meeting at 7:09 p.m. Mrs. Diasio seconded the motion, and it was unanimously approved.

Recorded By:

  
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Charlie Larsen  
President

Affirmed:

  
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Michael Axelberd  
Secretary