

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

Board Meeting

December 11th, 2024 at 7:00 p.m.
Madison Green Clubhouse

Officers and Directors

Charles Larsen, President- Present
Gary Garramone, Vice President- Present
Mike Axelberd, Secretary- Present
Joanne Diasio, Director- 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 7:02 p.m.
4. **Pledge of Allegiance**
5. **Approval of Minutes**
 - **Board Meeting November 6th, 2024** – Mr. Axelberd made a motion to approve the minutes from the November 6th, 2024 board meeting. The motion was seconded by Mr. Garramone and was unanimously approved.
 - **Budget Approval Minutes November 6th, 2024** – Mr. Axelberd made a motion to approve the minutes from the November 6th, 2024 budget approval meeting. The motion was seconded by Mrs. Diasio and was unanimously approved.
6. **Treasurer's Reports**
 - **October Treasurer's Report:** Mr. Larsen stated the October 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 was absent from tonight's meeting.
10. **Committee and Board Liaison Reports**
 - **Golf Course Report** – Mr. Garramone said it has been status quo at the golf course. He mentioned that it has been looking better.
 - **Lakes Report** – Mr. Axelberd stated said our lake management company came out recently to clean the lakes. A resident reported that the lily pads in Saybrook have been taken care of and thanked Kristin.
 - **Landscaping Report (Grounds & Seasonal Flowers)** – Mrs. Diasio stated the mulch has been installed and said it looked great. She also said the annual flowers are installed and doing well.
 - **Activities Report** – Mrs. Loomis informed the residents that the Mar Bar is having a Santa and Mrs. Claus brunch on December 14th from 9:30 a.m. – 2:30 p.m.
 - **Collections/Legal Report** – Mrs. Loomis stated that there was nothing to report.

Old Business – None

11. New Business –

- **Pool Contract Renewal** – Mrs. Loomis stated that we need to sign a new contract with our pool vendor. She stated the price increased by \$217 a month due to the increase in the price of chemicals. Mr. Garramone made a motion to approve the new pool contract. Motion seconded by Mrs. Diasio and unanimously approved.
- **Pro Fitness Contract Renewal** – Mrs. Loomis stated we need to sign a new contract with Pro-Fitness and also stated that the price did not increase. Mrs. Diasio made a motion to approve the new Pro-Fitness contract for \$250 per quarter. Motion seconded by Mr. Gardner and unanimously approved.
- **Basketball & Playground Hedge Project** – Mrs. Loomis stated that we need to secure the fence with hedges along the basketball court, and playground. Mrs. Diasio made a motion to have our landscaper install Clusia hedges along the fence of the basketball court and playground in the amount of \$8,148. Motion seconded by Mr. Gardner and unanimously approved.
- **Pool Repairs** – Mrs. Loomis stated the computerized chemical controller needed to be replaced to properly maintain the chemical balance of the main pool. Mr. Garramone made a motion to have Get Wet Pools replace the chemical controller for \$1,768. Motion seconded by Mrs. Diasio and unanimously approved.
- **Pressure Washing Quotes** – Mrs. Loomis stated it was in the budget this year to pressure wash all sidewalks, swales, medians in curbs along Crestwood, Clubhouse pavers and curbs owned by the Master Association. She received two quotes and the best price was from Palm Beach Pressure Washing for \$10,875. Mrs. Diasio made a motion to approve the pressure washing project with Palm Beach Pressure Washing in the amount of \$10,875. Motion seconded by Mr. Garramone and unanimously approved.
- **Re-affirmation of Committee Appointments** – Mr. Larsen re-affirmed the Board committee appointments which will remain the same for 2025. He stated that he is the liaison for activities, Michael Axelberd is the liaison for the lakes, Garry Garramone is the liaison for the Golf Course, Joanne Diasio is the liaison for landscaping.
- **Signatories on MGMA Accounts** – Mr. Larsen stated that the signatories will remain the same with himself, Mr. Axelberd, and Mr. Gardner as signatories.
- **Setting 2025 Board Meeting Calendar** – Mrs. Loomis stated the calendar for the 2025 Board meetings was in the Board Packet and told the Board to let her know if there are any scheduling conflicts.

Open Forum – A resident mentioned that the lakes seem too low. Mrs. Loomis stated that Indian Trails opened the weirs during hurricane season and it will take time for the levels to rise again.

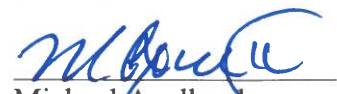
Adjournment – Mr. Axelberd made a motion to adjourn the meeting at 7:18 p.m. Mr. Garramone seconded the motion, and it was unanimously approved.

Recorded By:



Charlie Larsen
President

Affirmed:



Michael Axelberd
Secretary