

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

Board Meeting

January 22nd, 2025 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 December 11th, 2024** – Mr. Axelberd made a motion to approve the Board minutes from the December 11th, 2024 board meeting. The motion was seconded by Mrs. Diasio and was unanimously approved.
 - **Re-Organization Minutes December 11th, 2024** – Mr. Axelberd made a motion to approve the minutes from the December 11th, 2024 Re-Organization meeting. The motion was seconded by Mrs. Diasio and was unanimously approved.
6. **Treasurer's Reports**
 - **November Treasurer's Report:** Mr. Larsen stated the November 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 stated the greens are looking better on the golf course and they will start bingo again on Tuesdays and Wednesdays. He also mentioned that the golf course is planning on painting their buildings.
 - **Lakes Report** – Mr. Axelberd stated that the lakes have been cleared of debris and a dye application was done to prevent algae. Said the lakes are looking good.
 - **Landscaping Report (Grounds & Seasonal Flowers)** – Mrs. Diasio stated that new Clusia hedges were installed on the fence along the playground & basketball court.
 - **Activities Report** – Mr. Larsen stated that we are still in the process of selecting an adult entertainment event. He also mentioned that the next event will be the annual Easter egg hunt on April 19th.
 - **Collections/Legal Report** – Mrs. Loomis stated that there was nothing to report.

Old Business – None

11. New Business –

- **Tennis & Playground Awning Proposal** – Mr. Larsen stated that the awnings on the Tennis Court and Playground need to be replaced. Mrs. Loomis stated that she received 2 quotes and recommends going with Jones Awning because they have the best price and previously replaced the awnings. Mr. Axelberd made a motion to have the tennis court and playground awnings replaced by Jones Awning for \$7,150. Motion was seconded by Mrs. Diasio and unanimously approved.
- **Tree Trimming Proposal** – Mrs. Loomis stated that it is time for the annual tree trimming, and she is planning to trim a total of 965 trees this year, including 225 oak trees and 740 palm trees. She recommended proceeding with Riquelme Tree Services, because they always deliver excellent service at a reasonable price. Mr. Axelberd made a motion to approve the tree trimming proposal in the amount of \$38,615. Motion was seconded by Mrs. Diasio and unanimously approved.
- **Flower Approval** – Mrs. Loomis stated we need to approve the spring flower planting by Riquelme to take place in March. She stated the flowers are going to be pink, purple and white, Vincas. Mrs. Diasio made a motion to have Riquelme install the new spring flowers for \$2,700. Motion seconded by Mr. Garramone and unanimously approved.
- **Hedge Approval** – Mrs. Loomis stated that approval is needed for the installation of Clusia hedges along the front side of the tennis courts. She explained that this would enhance the area's appearance and help conceal the old trucks currently parked at the back of the lot, near the golf course. Mr. Garramone made a motion to have Riquelme install Clusia hedges at the front and side of the tennis courts for \$2,543. Motion was seconded by Mrs. Diasio and unanimously approved.

Open Forum – A resident inquired about the possibility of allowing flat roof tiles in the community, while another asked about removing the rule requiring gridlines on windows. The Board explained that they aim to preserve the Mediterranean theme originally designed by the builder, and allowing flat roof tiles would disrupt that aesthetic. As for the window gridlines, the Board clarified that this matter had been previously discussed and voted on, with the decision made to keep the gridlines in place to ensure uniformity across the community. Another resident asked about adding stonework to the front of homes, to which the Board responded that maintaining consistency would be challenging due to the varying elevations of the homes.

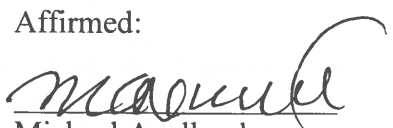
Adjournment – Mr. Garramone made a motion to adjourn the meeting at 7:19 p.m. Mr. Axelberd seconded the motion, and it was unanimously approved.

Recorded By:



Charlie Larsen
President

Affirmed:



Michael Axelberd
Secretary