

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

Board Meeting

February 26th, 2025 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 6:37 p.m.

4. Pledge of Allegiance

5. Approval of Minutes

- **Board Meeting January 22nd, 2025** – Mr. Axelberd made a motion to approve the Board minutes from the January 22nd, 2025 board meeting. The motion was seconded by Mr. Diasio and was unanimously approved.

6. Treasurer's Reports

- **December & January Treasurer's Report:** Mr. Larsen stated the December & January Treasurer's Report are 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 spoke about Westfest coming up this weekend at Commons Park. Mr. Hmara updated the residents on the current situation with the golf hotel proposal.

10. Committee and Board Liaison Reports

- **Golf Course Report** – Mr. Larsen stated that there is nothing new to report regarding the golf course.
- **Lakes Report** – Mr. Axelberd stated that the lily pads and tape grass have been sprayed, and the lakes are looking better.
- **Landscaping Report (Grounds & Seasonal Flowers)** – Mrs. Diasio said that the Clusia hedges are installed and doing well.
- **Activities Report** – Mr. Larsen reminded the residents that the Easter Egg Hunt is scheduled for April 19th.
- **Collections/Legal Report** – Mrs. Loomis reported that out of 50 accounts with a balance over 90 days only 10 have been sent to the attorney for collections, the accounts are as follows: 1115 Oakwater Drive, 1117 Oakwater Drive, 1128 Oakwater Drive, 1158 Oakwater Drive, 1572 Briar Oak Drive, 1831 Waldorf Drive, 2134 Reston Circle, 2254 Ridgewood Circle, 2428 Westmont Drive, and 2430 Westmont Drive.

Old Business – None

11. New Business –

- **Roof and Pavillion Facia Board Replacement** – Mrs. Loomis stated that one of the projects budgeted for the year was to replace the roof for the building by the spa with the exact same roof as the clubhouse and replace the rotted fascia boards of the pavilions along Crestwood Blvd to maintain safety, aesthetics, and structural integrity. Mr. Axelberd made a motion approved the project to replace the roof for the spa building with the same roof as the clubhouse and replace the rotted fascia boards of the pavilions along Crestwood Blvd and to include taping the seems between the underlayment with double layer around the valleys to not exceed \$20,000. Motion was seconded by Mrs. Diasio and unanimously approved by those present.

Open Forum – A resident had a question about the clubhouse front door.

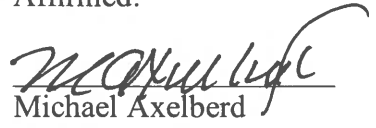
Adjournment – Mr. Axelberd made a motion to adjourn the meeting at 7:33 p.m. Mr. Diasio seconded the motion, and it was unanimously approved.

Recorded By:



Charlie Larsen
President

Affirmed:



Michael Axelberd
Secretary