

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

Board Meeting

March 26th, 2025 at 6:30 p.m.

Madison Green Clubhouse

Officers and Directors

Charles Larsen, President- Present
Gary Garramone, Vice President- Present
Mike Axelberd, Secretary- Absent
Joanne Diasio, Director- Present
Rohan Gardner, Treasurer- Present

Management

Kristin Loomis, Property Manager
Ryan Nunes, Assistant Manager

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 February 26th, 2025** – Mrs. Diasio made a motion to approve the Board minutes from the February 26th, 2025 board meeting. The motion was seconded by Mr. Gardner and was unanimously approved.

6. Treasurer's Reports

- **February Treasurer's Report:** Mr. Larsen stated the February 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 was absent from today's meeting.

10. Committee and Board Liaison Reports

- **Golf Course Report** – Mr. Garramone stated that the golf course is looking better and has been busier.
- **Lakes Report** – Mr. Axelberd was absent, Mr. Larsen stated that all the lakes have been treated for weeds and trash has been picked up from them.
- **Landscaping Report (Grounds & Seasonal Flowers)** – Mrs. Diasio stated that the new flowers have been planted and the Oak tree trimming was done.
- **Activities Report** – Mr. Larsen stated that the Easter Egg hunt for the kids will be on April 19th from 10:00 AM – 11:30 AM. He said the next event after that will be the last day of school pool party on May 30th from 5:00 PM – 7:00 PM. He also mentioned that an adult event is still being planned for this year.
- **Collections/Legal Report** – Mrs. Loomis stated there was nothing to report.

11. Old Business – None

12. New Business –

- **Ratify Playground Turf Repair** – Mrs. Loomis stated that an emergency vote was made to repair the turf on the playground that was coming apart and becoming a hazard. Mr. Gardner made a motion to ratify the vote to repair the turf on the playground for \$3,550. Motion was seconded by Mrs. Diasio and approved by those present.
- **Front Door Replacement** – Mrs. Loomis stated that one of the projects budgeted for the year was to replace the front door, which is currently not in good condition. Of the several quotes Mrs. Loomis provided, the Board selected the quote from Custom Door Shop for an 8ft ES EL-300 Black front door with the Verona design. Mr. Garramone made a motion to use the quote from Custom Door Shop for the 8ft ES EL-300 door. The Motion was seconded by Mr. Gardner and approved by those present.

Open Forum – A resident inquired about using the clubhouse lanai for events and elections. Mrs. Larsen explained that the golf course ballroom is now used for elections, as it is more accessible for individuals with disabilities, offers more space, and includes two venues suitable for hosting events that have running water and kitchens.

Adjournment – Mr. Garramone made a motion to adjourn the meeting at 7:10 p.m. Mr. Gardner seconded the motion, and it was unanimously approved.

Recorded By:



Charlie Larsen
President

Affirmed:



Michael Axelberd
Secretary