

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

Board Meeting

January 28th, 2026 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- Absent

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 6:31 p.m.

4. Pledge of Allegiance

5. Approval of Minutes

- **Board Meeting December 10th, 2025** – Mrs. Diasio made a motion to approve the Board minutes from the December 10th, 2025 board meeting. The motion was seconded by Mr. Garramone and was unanimously approved.
- **Re-Organization Meeting December 10th, 2025** – Mr. Garramone made a motion to approve the Re-Organization meeting minutes from the December 10th, 2025 board 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 is available.

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 introduced the sergeant and lieutenant of PBSO. They spoke about speeding and the recent accidents as well as answered questions. Mr. Hmara spoke about traffic and the important upcoming election on March 10th.

10. Committee and Board Liaison Reports

- **Golf Course Report** – Mr. Garramone discussed updates regarding the golf course and Mar Bar.
- **Lakes Report** – Mr. Axelberd discussed lake maintenance.
- **Landscaping Report (Grounds & Seasonal Flowers)** – Mrs. Diasio stated there was nothing to report regarding landscaping.

- **Activities Report** – Mrs. Loomis/Mr. Larsen discussed the upcoming 50s/60s tribute band event scheduled for February second at 7:00 p.m.
- **Collections/Legal Report** – Mrs. Loomis stated there was nothing to report.

11. Old Business – None

12. New Business –

- **Voting Locations** – Mr. Larsen stated that the golf course owner informed the Board that the golf course will no longer serve as a voting location. He stated that Madison Green will be reinstated as a voting location, however it is too late for the upcoming Municipal Election scheduled for March 10, 2026. He mentioned that residents will need to vote by mail or vote at the Cypress Hall location at the old village hall.
- **Unsupervised Minors** – The Board discussed the possibility of permitting 16- and 17-year-old residents with valid ID cards to bring one guest who is 16 years of age or older. Mr. Garramone made a motion to allow 16- and 17-year-old residents to bring one guest, provided that a harmless agreement is signed by a parent and all applicable rules are reviewed by the resident and guest. The motion was seconded by Mrs. Diasio and was unanimously approved by those present.
- **Ratify Basketball Equipment** – Mrs. Loomis stated that an emergency vote was made to replace a damaged basketball system that was pulled down aggressively by some younger guests playing basketball. Mr. Garramone made a motion to approve the replacement basketball system by Sports Surfaces in the amount of \$5,500. Motion was seconded by Mrs. Diasio and unanimously approved by those present.
- **Basketball Equipment Proposal** – Mrs. Loomis stated that she received two quotes to replace the 3 remaining basketball equipment and recommended selecting Armor Courts. Mr. Garramone made a motion to approve Armor Courts to replace the remaining basketball poles, backboards, and hoops in the amount of \$13,725. The motion was seconded by Mr. Axelberd and was unanimously approved by those present.
- **Flower Approval** – Mrs. Loomis stated that the new annual flowers need to be purchased and will be planted at the end of February. Mr. Garramone made a motion to motion the purchase and installation of 1,100 annual vinca flowers in magenta, white, and pink at a total cost of \$3,272.50. Motion was seconded by Mrs. Diasio and unanimously approved by those present.
- **Roof Colors Update** – Mrs. Loomis stated that some of the approved roof tile colors have been discontinued and are as follows: Royal Palm, Boca Cream, and Sandy Bay by Eagle, and Marmalade by Westlake. She also stated that we need to approve the new color chart with the updated new roof colors to replace the discontinued colors which are: Light Gray Range and Maple Creek Blend by Eagle. Slate with Black Antique has been made available to new color schemes A, I, and M. Mr. Garramone made a motion to approve the new color chart with the updated roof options as proposed. Motion seconded by Mr. Axelberd and unanimously approved by those present.

- **ARC Solar Rule Update** – Mrs. Loomis stated that the solar ARC rules and guidelines need to be updated to reflect the current Florida statutes. The updated solar guidelines are as follows:

The ARC application must include information, including but not limited to, depictions, schematics, engineer drawings, photos or other information for the ARC to determine compliance to obtain the following basic information:

- Total number of solar panels to be installed
- How many solar panels will be installed on each section of the roof and site plan showing placement labeled with directions north, south, east, and west
- Roof plane(s) to be used
- Panel type and color
- Mounting method
- Electrical and conduit routing
- Installer information and applicable licenses

Note: All required documentation must accompany the correctly completed Architectural Change Application form. These documents must be submitted along with the deposit check to the Homeowner's respective Village, as the first step in the process. See **Madison Green Architectural Change Process** for additional steps and information on this process.

Solar Panels Limitations and Restrictions:

Solar collectors, as defined by Section 163.04, Florida Statutes, which including similar systems designed to or intended to be utilized as an energy device are subject to the ARC guidelines and shall not be installed on the front-facing roof plane of a Dwelling or on any portion of the roof visible from the street; provided, however, the ARC will not deny the placement of a solar collector upon the portion of the roof that is oriented due south or within forty-five degrees (45°) east or west of due south. Solar panels should not cover the entire roof surface area of any Dwelling.

All solar panels shall be installed solely on the roof of the primary residential structure, mounted flush to the roof plane of an approved existing roof or roof that has been approved to be installed on the primary Dwelling structure and shall comply with all applicable building codes, Architectural Review Committee (ARC) standards and manufacturer specifications. The Association ARC will approve solar panels in accordance with Section 163.04, Florida Statutes.

If a Property Owner is denied ARC approval based upon the location and placement of solar collectors and asserts that such denial results in the impairment of the solar collectors, the Property Owner must first confirm that the placement of the solar collectors is consistent with the location stated in Section 163.04, Florida Statutes and provide the ARC with a hardship basis to place the solar collectors on a separate, different location of the Dwelling roof and the ARC may consider whether a different placement is justified to recognize the most operation of the proposed solar collectors. The Property Owner may be required to submit additional information and reports to justify solar collector placement which departs from Section 163.04, Florida Statutes to substantiate approval by the Madison Green Architectural Review Committee (ARC). Any approval or modification to location designated of orientation due south or within (45°) degrees east or west of due south on the Dwelling roof is conditioned upon the applicable Village approval, and the Town of Royal Palm Beach. The Association is not

responsible for any denial, application, application approval process and/or other concerns relating to Village approval or denial or Town of Royal Palm Beach approval or denial.

The ARC maintains that solar collectors may not be installed on roof structures that do not constitute a Dwelling roof area, like:

- Patio roofs
- Pergolas
- Gazebos; or
- Any free-standing or accessory structures.
- Energy storage devices and equipment must be located inside the Dwelling.

Mr. Axelberd made a motion to adopt the updated solar ARC rules and guidelines as proposed. Motion was seconded by Mrs. Diasio and unanimously approved by those present.

- **Board Position Change** – Mrs. Loomis stated Vice President Gary Garramone and Secretary Axelberd have agreed to switch positions effectively immediately. Mike Axelberd will remain one of the signatories. Mr. Garramone made a motion to approve the board position changes. Motion was seconded by Mrs. Diasio and unanimously approved by those present.
- **Open Forum** – The residents were given the opportunity to speak in the meeting.

Adjournment – Mrs. Diasio made a motion to adjourn the meeting at 8:18 p.m. Mr. Garramone seconded the motion, and it was unanimously approved.

Recorded By:



Charlie Larsen
President

Affirmed:



Michael Axelberd
Secretary