

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

Board Meeting

February 25th, 2026 at 6:30 p.m.
Madison Green Clubhouse

Officers and Directors

Charles Larsen, President- Present
Gary Garramone, Secretary- Present
Mike Axelberd, Vice President- Present
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 January 26th, 2026** – Mr. Axelberd made a motion to approve the Board minutes from the January 26^h, 2026 board meeting. The motion was seconded by Mrs. Diasio and was unanimously approved.
6. **Treasurer's Reports**

December Treasurer's Report: Mr. Larsen stated the November treasurer's report is available.
January 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 spoke on city hall meeting today regarding the proposed data center near the Arden community.
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 stated the annual Easter Egg Hunt will be on April 4th. Mrs. Loomis stated that due to the success of the 50s/60s tribute band event, the residents have requested a similar event. Mr. Larsen presented the Board with an opportunity to hire a fantastic Journey tribute band called Never Stop Believin' at a great price. Mrs. Loomis stated that they will be in the area in November and need a motion to lock in the price and the date. Mr. Axelberd made a motion to sign the contract to approve the Journey tribute band event for November 20th in the golf course ballroom and charge for tickets. Motion seconded by Mrs. Diasio. In favor: Mr. Larsen, Mr. Axelberd, Mrs. Diasio, Mr. Garramone. Not in favor: Mr. Gardner. Motion carried 4-1.

1268 Gembrook Court, 1291 Gembrook Court, 1497 Running Oak Lane, 1593 Briar Oak Drive, 2097 Reston Circle, 2105 Reston Circle, 2267 Ridgewood Circle, 2428 Westmont Drive, 2466 Westmont Lane, 2764 Misty Oak Circle.

11. Old Business – None

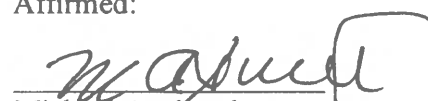
12. New Business –

- **Tree Trimming Approval** – Mrs. Loomis stated that it's the time for the annual palm tree trimming and requested approval to have our landscaper, Riquelme, trim all of the palm trees in the amount of \$29,400. Mr. Garramone made a motion to approve the annual palm tree trimming with our landscaper Riquelme in the amount of \$29,400. Motion seconded by Mr. Gardner and unanimously approved.
 - **ARC Committee Member Changes** – Mr. Larsen advised that there have been recent changes to the ARC Committee, with some members stepping down and new members being appointed. The changes are as follows: Steven Rademacher and Gwendolyn Price be added as new members of the ARC Committee. Ana Vargas will rotate off the committee. Steve Marionakis will transition to an alternate position. Patricia McCarthy will no longer serve as an alternate and will be removed from that role. Mildred Colon will remain as the second alternate. Martha Haberman will remain on the committee and be appointed as head of the committee. The Board thanked the committee members for their volunteer service to the association. Mrs. Diasio made a motion to approve the new changes to the ARC committee. Motion seconded by Mr. Gardner and unanimously approved.
 - **Ratify Clubhouse Heater** – Mrs. Loomis stated a motion is needed to ratify the emergency vote to replace the clubhouse heater that was no longer functioning. The original quote for replacing the heating element was \$2,386.22. She was able to negotiate a better price of \$875 with Comfort Zone. Mr. Garramone made a motion to hire Comfort Zone to replace the clubhouse heater in the amount of \$875. Motion seconded by Mr. Gardner and unanimously approved.
 - **Tennis & Basketball Resurfacing & Repair** – Mrs. Loomis stated that the basketball and tennis courts are due for repair and resurfacing this year, a process that occurs approximately every 6-7 years. She received two quotes and recommended hiring **Armor Courts** for this project. Their pricing is the most competitive, and their proposal was the most inclusive to help preserve the aesthetic appeal of the courts. Mr. Axelberd made a motion to hire Armor Courts to repair and resurface the basketball and tennis courts in the amount of \$53,348.00. Motion seconded by Mr. Garramone and unanimously approved.
 - **Open Forum** – The residents were given the opportunity to speak in the meeting.
- Adjournment** – Mr. Axelberd made a motion to adjourn the meeting at 7:27 p.m. Mr. Garramone seconded the motion, and it was unanimously approved.

Recorded By:


Charlie Larsen
President

Affirmed:


Michael Axelberd
Vice President