

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

Board Meeting

April 22, 2026 at 6:30 PM
Madison Green Clubhouse

Officers and Directors

Charles Larsen, President- Present
Gary Garramone, Secretary- Present
Mike Axelberd, Vice President- 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 PM.
4. **Pledge of Allegiance**
5. **Approval of Minutes**
 - **Board Meeting February 25, 2026** – Mrs. Diasio made a motion to approve the Board minutes from the February 25, 2026 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 is available.
March Treasurer's Report: Mr. Larsen stated the March 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** – Mayor Hmara was absent from this meeting.
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 the last 2 days the landscapers worked on adding more ixoras and crotons in the front of the clubhouse. She also mentioned that the annual flowers are doing well.
 - **Activities Report** – Mrs. Loomis stated that the next planned events are, the last day of school pool party on May 29 from 5 PM – 7 PM, the kids Halloween Party on October 31, and the Journey tribute band in November. She also mentioned that we will charge for tickets to the event to help offset the cost.

- **Collections/Legal Report** – Mrs. Loomis stated there was nothing to report.

11. Old Business – None

12. New Business –

- **Umbrella Replacement** – Mrs. Loomis stated six umbrellas in the pool area are currently in poor condition, and need to be replaced. Mr. Garramone made a motion to approve the replacement of six pool area umbrellas with the same model from Fiberlite, in the amount of \$2,971.20. Motion seconded by Mrs. Diasio and unanimously approved
- **Hydro Dynamics Contract Renewal** – Mrs. Loomis stated it is time to renew the contract with Hydrodynamics for the preventative maintenance of the irrigation pump stations. The scope of work includes servicing three pump stations twice per year. She recommended continuing with Hydrodynamics, stating they are highly familiar with the property and have consistently provided reliable service. Mrs. Diasio made a motion to sign the new contract for 2 years in the amount of \$3,650. Motion seconded by Mr. Gardner and unanimously approved.
- **Cool Solutions Contract Proposal** – Mrs. Loomis stated she conducted research to identify a new vendor to service our AC units at a more competitive rate. She stated the current provider has increased its annual pricing by \$380. Based on a strong referral and a reasonable proposal, she recommended selecting Cool Solutions for this service. Mrs. Diasio made a motion to approve the contract with Cool Solutions in the amount of \$1,060.00. Motion seconded by Mr. Gardner and unanimously approved.
- **ARC Guidelines Gutters & Windows** – Mrs. Loomis stated that some rules in the ARC Rules & Guidelines need to be updated to be more specific regarding what is allowed in the windows and gutter sections. The discussions for the proposed updates are as follows:

Windows:

- Discuss whether to allow low-e glass with a greenish hue is allowed, provided the glass remains clear.
- Discuss whether window grids should be maintained as a requirement for the community based on feedback from some residents.

Gutters:

- Discuss whether or not the color of the downspouts should match the body color of the house (MGMA BOD).
- Discuss whether or not to allow the gutters along the fascia to match the body color of house, trim of the house, or the roof of the house.

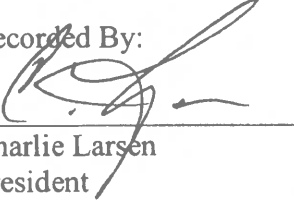
The board discussed the proposed updates with each other. Three motions were made and are as follows:

- First motion - Mrs. Diasio made a motion to amend the ARC Rules & Guidelines to allow low-e glass on homes provided that the glass itself is clear. Motion seconded by Mr. Garramone and unanimously approved.

- Second motion – Mrs. Diasio made a motion to uphold the status of window grids as a requirement for the community. Motion seconded by Mr. Garramone and unanimously approved.
 - Third motion – Mr. Garramone made a motion to amend the ARC Rules & Guidelines to state that the downspout must match the body of the home, and gutters along the fascia must match the body, trim, or roof color. Motion seconded by Mrs. Diasio. Motion carried (3-1).
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- **Open Forum** – The residents were given the opportunity to speak in the meeting.

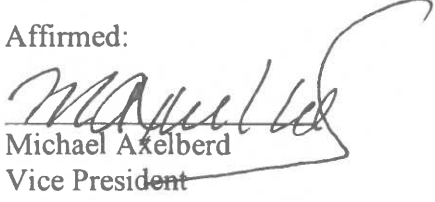
Adjournment – Mr. Garramone made a motion to adjourn the meeting at 7:42 PM. Mrs. Diasio seconded the motion, and it was unanimously approved.

Recorded By:



Charlie Larsen
President

Affirmed:



Michael Axelberd
Vice President