

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

Board Meeting

June 17th, 2026 at 6:30 PM
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 6:32 PM.
4. **Pledge of Allegiance**
5. **Approval of Minutes**
 - **Board Meeting May 27, 2026** – Mr. Axelberd made a motion to approve the Board minutes from the May 27, 2026, board meeting. The motion was seconded by Mrs. Diasio and was unanimously approved.
6. **Treasurer's Reports**

May Treasurer's Report: Mr. Larsen stated the April 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 informed the residents about important information and events regarding the Village of Royal Palm Beach.
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 that pots at the front entrance were recently redone and that are in the process of getting new pots for the pool area.
 - **Activities Report** – Mrs. Loomis stated that the next planned events are, the last day of school pool party on May 29th from 5 PM – 7 PM the kids Halloween Party on October 31, from 10 AM – 12 PM and the Journey tribute band on November 20th at 7 PM. She also mentioned that we will charge for tickets to the event to help offset the cost.

- **Collections/Legal Report** – Mrs. Loomis stated that 64 accounts were more than 90 days past due. She reported that they were successfully reduced that number to six accounts that failed to pay their outstanding balances and were subsequently referred to the attorney for collections. The addresses are as follows: 1401 Briar Oak Dr, 1453 Briar Oak Dr Ct, 1531 Running Oak Ln, 2128 Bellcrest Ct, 2140 Bellcrest Ct, 2430 Westmont Dr.

11. Old Business –

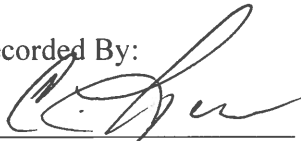
- **Polling Location Update** – Mr. Larsen stated the Supervisor of Elections has approved the request to re-establish the Madison Green Association Clubhouse as an Election Day polling location for future elections, commencing with the 2026 Primary and General Elections

12. New Business –

- **Patio Furniture Quote** – Mrs. Loomis stated at the last meeting, she discussed the need for additional seating in the pool area due to limited chair availability. She stated she obtained two quotes for the purchase of 20 chaise lounges and 6 additional chairs. She recommended Resort Contract Furnishings quote as it was \$895.34 less than our current pool furniture vendor's quote for furniture of similar quality. Mr. Axelberd made a motion to approve the quote for Resort Contract Furnishings for 20 chaise lounges and 6 additional chairs in the amount of \$6,409.00. Motion seconded by Mrs. Diasio and unanimously approved.
- **Open Forum** – The residents were given the opportunity to speak in the meeting.

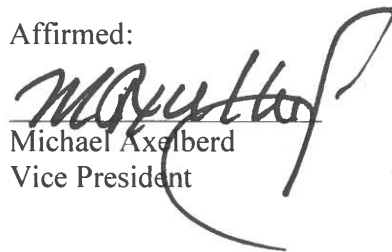
Adjournment – Mr. Gardner made a motion to adjourn the meeting at 7:56 PM. Mrs. Diasio seconded the motion, and it was unanimously approved.

Recorded By:



Charlie Larsen
President

Affirmed:



Michael Axelberd
Vice President