

**MADISON GREEN MASTER ASSOCIATION
BOARD OF DIRECTORS MEETING
MINUTES
May 26, 2010, 6:00PM**

President Marc Oliveri called the meeting to order at 6:00 p.m.

Directors present: Vice President Max Mollohan; Treasurer Steve Rademacher; Secretary Craig Fialkowski; Directors Steven Feiertag; Vern Hetherington; Kim Schave

Quorum was established.

Pledge of Allegiance.

Ray Liggins Royal Palm Beach village manager and Mayor Mattioli spoke about the future use of the former water treatment plant on the North side of Crestwood Blvd just before the canal bridge, was also seeking input from the community and answered some resident questions.

Motion to approve the April 28, 2010 Minutes

Motion Vote: 7-0

Motion Carries

Motion to approve March 24, 2010 Minutes

Motion Vote: 5 Yes, 2 No (Vern, Steve R)

Motion Carries

REPORTS

Treasurer Report: Steve Rademacher

See report

Special Events Committee: Kim Schave

Met with Golf Course owner/management about changes to the Links at Madison Green. Residents are now able to order food and non-alcoholic beverages from the restaurant and have them delivered to the clubhouse. Also discussion of creating joint events.

ARC Committee: Eileen Feiertag

See ARC Report for new procedures related to all applications.

Homeowners would be required to place a fully refundable \$100 deposit to ensure they file the appropriate form notifying the Master Association ARC that their project has been completed.

Recommended removal of the \$500.00 Elevation Survey which was required for major construction projects including but not limited to, Pools, Patios, etc. Also recommended implementation of \$500.00 deposit for major construction projects, to be refunded upon completion and inspection.

Motion to approve removal of \$500 Elevation Bond by Homeowners completing major construction projects.

Motion Vote: 6-0-1 (Steve F. Abstained)

Motion Carries

Motion to approve ARC Guidelines as proposed by ARC Committee.

Motion Vote: 6-0-1 (Steve F. Abstained)

Motion Carries

Motion to deny all ARC applications from association members who are delinquent with Master Association Dues unless for beautification (Paint, Landscaping, etc) ARC committee will review the list of delinquent members prior to ARC approval.

Motion Vote: 6-0-1 (Steve F. Abstained)

Motion Carries

Motion to terminate Mary Leone Property Manager for Madison Green in accordance with the 90 day review procedures. Property Manager Terminated as of 5/24/2010 in Executive Session Meeting on May 24th.

Motion Vote: 7-0

Motion Carries

Old Business

Discussion of payment plans as proposed by John Kinsey, PA to be presented to delinquent homeowners in executive session 4/28/2010.

Motion to approve payments plans as proposed.

Motion Vote: 7-0

Motion Carries

Gym Equipment: Craig Fialkowski

Tabled for further review of proposals.

New Business:

Establishment of hiring committee for new Property Manger.

Committee members: Max Mollohan, Steve Feiertag, Kim Schave, Carolyn Hmara, Joe Gall, Jay Broder, Eric Ford

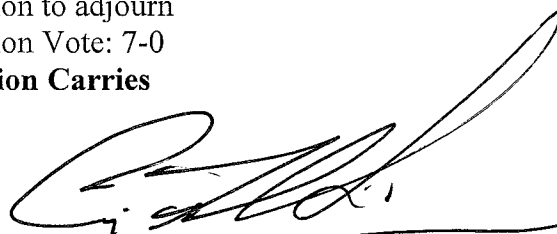
Motion Vote: 7-0

Motion Carries

Motion to adjourn

Motion Vote: 7-0

Motion Carries



Secretary