

Royal Estates at Madison Green Association, Inc.

Board of Directors Meeting

November 13, 2018

MINUTES

Quorum:

Neil Wallach, President - P
Michael Axelberd, S/T – P
Joanne Diasio, P

Also Present:

Tina Austin, LCAM

The meeting was called to order at 7:01 pm by Neil Wallach.

The Board Meeting minutes of August 20, 2018 were presented for review and approval Neil Wallach made a **MOTION** to accept the Minutes as presented with a second offered by Michael Axelberd. The motion carried unanimously.

The 2019 Proposed Budget was presented for approval after discussion a **MOTION** was made by Michael Axelberd with a second offered by Neil Wallach all in favor the motion carried unanimously.

The Engagement letter from Lanter, Leonardo & Discrezenzo to prepare year end financials and tax return was presented to the board for review and approval, Neil Wallach made a **MOTION** to approve the proposal in the amount of \$1,200 (which is the same amount as last year) with a second offered by Michael Axelberd, all in favor and the motion carried unanimously.

The Revival Landscape annual contract was presented for review and approval Joanne Diasio made a **MOTION** to approve the contract with no increase in price from last year a second was offered by Michael Axelberd and the motion carried unanimously.

A **MOTION** was made by Neil Wallach to clarify painting rules regarding front door and garage door colors. Homeowners are permitted to paint their **front doors** and **garage doors** one of the two (2) Madison Green approved browns; Tudor Brown or Charleston Brown. Homeowners are permitted to paint only their front doors one of the approved browns without being required to paint their garage doors; Garage doors can only be painted one of the approved browns if the front door is painted the same brown a second was offered by Michael Axelberd, all in favor and the motion carried unanimously.

Financial Report presented for review by Management.

Discussion/Direction to Management:

- Manager to contact Beautiful Mailbox and request a meeting to inspect all community mailboxes because of concerns with oxidizing paint and scrolls with peeling paint.
- Manager to contact AT&I to reattach the exit gate arm that was knocked off.

Adjournment:

There being no further business, Neil Wallach made a **MOTION** to adjourn the meeting at 7:57 PM.

Approved by:  _____

Date 2/12/19