

Grand Haven Master Association, Inc.

Post Office Box 354785 | Palm Coast, Florida 32135

www.grandhavenmhoa.com

BOD Meeting October 21, 2011

Call to Order

The meeting was called to order at 2:03 p.m.

Roll Call—Establish a Quorum

Members Present: Judy Hackstaff, Patty Stauffer, Dr. Robert Carlton, Gerald Kagan, Gene D'Iorio

Others Present: Troy Railsback – Southern States Management Group

A quorum was established.

Members' sign-in sheet located in Association Meeting File

Approval of Minutes

On Motion By Judy Hackstaff, seconded by Dr. Robert Carlton, with all in favor, the board voted to approve the Meeting Minutes from the September 23, 2011 Board of Directors Meeting.

Committee Reports-Community Manager

Mr. Railsback reported that Gerry Wilson was appointed by Mrs. Hackstaff as a member of the Fine Committee to replace the resignation of Mr. Bruce Hardy.

Finance Report- Mr. Gene D'Iorio

Mr. D'Iorio reported on Association Finances.

ADC- Mr. Jerry Kagan

Mr. Kagan reported on ADC activities, including the appointment by the Grand Haven Declarant of a new ADC Committee Member, Mrs. Kenny O'Connor to replace the resignation of Mr. Vic Natielo.

Communications/Newsletter- Mrs. Patty Stauffer

Mrs. Stauffer presented the idea of incorporating advertisements in the Newsletter to offset the cost. The Board would like to review further with more specific information to be presented at next Board meeting.

Problematic Properties- Dr. Robert Carlton

Dr. Carlton reported on the status and results of the correspondence sent in September 2011 to ongoing/unresolved collection and/or covenant enforcement issues within Grand Haven. Dr. Carlton noted the most responsive and successful pursuit occurred in those properties being rented, where the rent was to be diverted to the GHMA if complete and full resolution was not achieved.

Action Item List Review-SSMG

Unfinished Business

Candidates to Run for Election- Mrs. Judy Hackstaff

The Annual Meeting will be held on January 19, 2012 at 5:30. There was discussion among the Board regarding opening early to process ballots prior to the meeting.



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New Business

Proposed 2012 Budget Decision/Adoption

The Board discussed the proposed 2012 Master Budget. The Board responded to audience questions/comments regarding the proposed 2012 Master Budget.

The Board discussed the proposed 2012 PLM Budget. The Board responded to audience questions/comments regarding the proposed 2012 PLM Budget.

The Board discussed the 2012 River Club Budget.

The Board discussed the proposed 2012 Crossings Budget. The Board responded to audience questions/comments regarding the proposed 2012 Crossings Budget.

ON MOTION BY Judy Hackstaff, seconded by Jerry Kagan, with all in favor, the Board voted to approve the 2012 Crossings Budget.

ON MOTION BY Gene D'Iorio, seconded by Dr. Robert Carlton, with all in favor, the Board voted to approve the 2012 River Club Village Budget

ON MOTION BY Judy Hackstaff, seconded by Gene D'Iorio, with all in favor, the Board voted to approve the 2012 PLM Villages Budgets.

ON MOTION BY Patty Stauffer, seconded by Jerry Kagan, with all in favor, the Board voted to approve the 2012 Master Budget.

GHMA vs. BankAtlantic Corp.

Board members discussed the appropriate response to BankAtlantic Corporation's legal proceedings against GHMA. Specifically, the amount GHMA should collect per the Florida Statute, and the Association's legal expenses to defend an error on the Bank's part. A worksheet was provided for amounts determined, and will be further refined.

ON MOTION BY Judy Hackstaff, seconded by Dr. Robert Carlton, with Judy Hackstaff, Patty Stauffer, Dr. Robert Carlton, and Gene D'Iorio in favor, and Jerry Kagan opposed, the Board voted to approve a revised worksheet to be used in response to GHMA vs. BankAtlantic and authorize Dr. Carlton as the point person for negotiation.

Adjournment

ON MOTION BY Patty Stauffer, seconded by Dr. Robert Carlton, with all in favor the Board voted to adjourn the meeting.

The meeting was adjourned at 4:06p.m.

Audience Comments



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