

Grand Haven Master Association, Inc.

Post Office Box 354785 | Palm Coast, Florida 32135

www.grandhavenmhoa.com

BOD Meeting September 23, 2011

Audience Comments- Regarding Agenda Items Only

Mr. Carlos Cadet, 29 Deerfield Court, commented on the scope of services provided by Edging Success. There was a comment regarding a trailer and commercial vehicle being parked in the street at 77 Southlake Drive. Another audience member reported a commercial vehicle being parked at 20 East Lake Drive.

Call to Order

The meeting was called to order at 2:10 p.m.

Roll Call—Establish a Quorum

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

Members Absent: Patty Stauffer

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 Gerald Kagan, with all in favor, the board voted to approve the Meeting Minutes from the August 19, 2011 Board of Directors Meeting.

Committee Reports-Community Manager

Mr. Railsback reported on leased properties, and will continue work in conjunction with the CDD to maintain an accurate list of rental properties in Grand Haven.

Finance Report- Mr. Gene D'Iorio

Mr. D'Iorio reported that GHMA is well above the budget for Master, PLM, River Club, and Crossings. Mr. Railsback explained budget items relating to Refundable Deposits, Other Receivables, and Fines for CC&R Non-Compliance.

ADC- Mr. Jerry Kagan

Mr. Kagan reported that ADC is down to six members due to the resignation of Victor Natiello. Consequently, Mr. Kagan suggested that if the vacancy is not filled there may be issues with establishing a quorum for ADC Meetings. There was conversation regarding the changes to the street tree requirements in Wild Oaks.

Problematic Properties- Dr. Robert Carlton

Dr. Carlton reported that there were nine properties that fell into this category as a result of outstanding fines/assessments. The Board has implemented the FL Statute, Section 720.3085(8), which demands the tenants pay rent directly to the Homeowners' Association until the outstanding balance has been paid. Of the nine delinquent properties, three properties have either complied or paid their balance in full. There has been no response from four property owners, resulting in the Demand for Rent Letter being sent to the tenant. Two properties are currently pending with a violation under review and/or payment on the way.



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Amnesty letters were sent out regarding delinquent assessments. The condition of Amnesty calls for removal of late fees and interest charges upon the Association's receipt of the outstanding balance by a time specific date determined by the Board. To date there have been no owners who have chosen to participate, therefore the Association will file Liens for the properties with outstanding balances. Additionally, the Board sent out Amnesty letters to property owners who have received fines stating that the fine would be removed if the property is brought into compliance.

Dr. Carlton discussed concerns and solutions pertaining to abandoned properties, as well as foreclosures.

On Motion By Dr. Robert Carlton, seconded by Gene D'Iorio, with all in favor, the Board voted to authorize an attorney to initiate legal proceedings for foreclosure against the 7 Shinnecock Court & 71 Southlake Drive.

Action Item List Review-SSMG

Mr. Railsback is investigating who stapled party information to residents' doors.

The sod issues at 29 Deerfield Court are still under review.

The Crossings pool limits of liability insurance will be part of the Budget process. Costs associated with handicapped access are still under review, and will be incorporated into the budget process.

The condition of sidewalks in front of 1 and 3 Point Doral will be addressed through the violation process.

Unfinished Business

PLM Contractor Review and Selection- Mrs. Judy Hackstaff

Mrs. Hackstaff reported that the River Club residents were happy with the Landscape Maintenance services provided by All American, and suggested they remain the Landscape Maintenance provider for that Village. Riverwalk residents reported discontent with the services provided by Edging Success, and as a result Mrs. Hackstaff suggested that All American be awarded the PLM contract for Riverwalk Village. Mrs. Hackstaff also reported discontent with the services provided by Edging Success in Linkside Village and recommends the contract for Linkside Village be awarded to Valley Crest. Lastly, Mrs. Hackstaff recommended retaining the services of Edging Success for the villages of Heritage Oaks, Lakeside, Pine Harbor, Reserve, and Village Oaks.

On Motion By Dr. Robert Carlton, seconded by Jerald Kagan, with all in favor the Board voted to award River Club and Riverwalk Village to All American, Linkside Village to Valley Crest, and Heritage Oaks, Lakeside, Pine Harbor, Reserve, and Village Oaks to Edging Success.

Budget Schedule and Review- Mrs. Judy Hackstaff

PLM Calculation

Mrs. Hackstaff discussed village specific bad debt issues, as well as the 2012 PLM budget plans.

Mr. Railsback reported on the status of the Association's relationship with Corey Enterprises.

On Motion By Gene D'Iorio, seconded by Gerald Kagan, with all in favor, the Board voted to extend the contract with Corey Enterprises an additional two years with the per unit contractor price remaining level at \$106.09 through 2013, and incorporating the price index increase in the last year of the term which would be 2014.



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ADA Pool Requirements for Crossings

The funds associated with this requirement will be considered in the 2012 budget.

River Club Planting and Roof Reserves

Previously resolved.

Unimproved Lot Maintenance

Previously resolved.

ICI Build Out Lots- Mrs. Judy Hackstaff

There was discussion relating to the Developer providing protection to Builders, who purchased lots directly from the Developer, with reference to the fines for not improving lots within the required build out time frame.

On Motion By Dr. Robert Carlton, seconded by Gerald Kagan, with all in favor, the Board voted to rescind the Build Out Fine levied on 17 Jasmine Drive owned by ICI.

Commercial Vehicles-SSMG

The Board discussed what qualifies as a commercial vehicle. The discussion confirmed that the position of the Board had not changed. Violation letters were already sent to the owners, those owners petitioned to the Board whether the CC&Rs did apply to those vehicles. The Board through discussion confirmed that the Village CC&R(s), as well as the City Ordinance regarding commercial vehicle parking, do apply to those vehicles and supported the enforcement process to resolve these issues.

Newsletter- Mrs. Patty Stauffer

The Board considered allowing advertisements in the Oak Tree.

New Business- SSMG

Candidates to Run for Election- Mrs. Judy Hackstaff

There was discussion regarding the formation of a Nominating Committee to recruit candidates for the next election.

Rust Stained Properties Protocol- SSMG

Mr. Railsback reviewed the protocol for properties with rust stains.

Sidewalk Maintenance- Mrs. Judy Hackstaff

Mrs. Hackstaff reported that legal counsel advised the GHMA that sidewalk maintenance/repair is the homeowner's responsibility.

Adjournment

The meeting was adjourned at 4:20p.m.

Audience Comments

An audience member suggested that residents who are renting their property and delinquent in their assessments be restricted from using the Amenities Center.

There were comments regarding the Crossings pool concerning liability issues.



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Additionally, homeowners had questions concerning the ADC submittal process.

Another audience member expressed concern with North Village Parkway relating to street parking and trash being left out on the curb prior to scheduled pick-up day. She also addressed concerns regarding the lease approval process. The same homeowner questioned Mr. Railsback about the inspection procedures for the rear of homes, lake banks, and storm shutters. Furthermore, she suggested a change to the language used in the CC&R's prohibiting garage/estate sales.



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