

Grand Haven Master Association, Inc.

Post Office Box 354785 | Palm Coast, Florida 32135

www.grandhavenmhoa.com

Dr. Robert Carlton, President
Mrs. Patty Stauffer, Vice President
Mr. Gerald Kagan, Treasurer

Mr. Murray Salkovitz, Director
Mr. Vic Natiello, Director
Mr. Troy Railsback, Secretary, Ex-officio

Board of Directors Meeting- February 17, 2012

Call to Order

The meeting was called to order by Mr. Troy Railsback at 2:00 p.m.

Roll Call—Establish a Quorum

Members Present: Dr. Robert Carlton, Gerald Kagan, Vic Natiello, Murray Salkovitz

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 Murray Salkovitz, seconded by Vic Natiello, with all in favor, the Board approved the Meeting Minutes from the January 19, 2012 Annual Meeting, January 19, 2012 Organizational Meeting, and the January 27, 2012 Board of Directors Meeting.

Committee Reports- SSMG

Mr. Railsback reported that Board member packets were distributed electronically per the Board's request.

Finance Report- Mr. Kagan

Mr. Kagan mentioned that he will make some adjusting entries to the GHMA financials in order to more accurately reflect prospective income collected from outstanding fines. He will also look into different banks to see if the GHMA can earn better rates for income interest.

Problematic Properties- Dr. Carlton

Dr. Carlton updated the Board regarding the Committee's recommendation to direct the GHMA to initiate the lien filing process on all properties delinquent in their 2012 Annual Assessment. Additionally, the Committee will develop a list of all members' who have lost voting rights due to outstanding fines and assessments. The Committee will continue to pursue the collection of the rents on all properties that have outstanding fines or assessments on rental properties, as well as prioritize delinquent properties for foreclosure action.

Communications/Newsletter- SSMG

Mr. Railsback informed the Board that Mrs. Stauffer is working on a mock welcome packet for the Board to discuss at the March 2012 meeting.

Architectural Design Committee (ADC) Liaison - Mr. Kagan

Mr. Kagan reported that the Chairman of the Architectural Design Committee (ADC) has resigned. The Declarant's representative is in the process of deciding whether they want to add a Board member, or whether someone wants to take over as chairman.

Private Lawn Maintenance (PLM) Liaison- Mr. Natiello

Mr. Natiello discussed the 2009 and 2011 PLM survey results. He discussed the potential for PLM tracking of work orders and the related contractor response times and actions taken. Mr. Natiello proposed that the Board return to the format used in the 2009 PLM survey, and compare the results to the work orders placed

in each village. Mr. Railsback proposed the survey would be a semi-annual mailing. Board members discussed including a postage paid return envelope with the survey, as well as looking into obtaining a bulk return mail rate.

CC&R Compliance Liaison- Mr. Salkovitz

Mr. Salkovitz discussed the importance of implementing lease restrictions in the Crossings. Mr. Railsback noted that there are restrictive covenants which prevent weekend rentals or business operation out of the home, however specific rental restrictions are not specified in the Documents.

Fine Committee Liaison- SSMG

Mr. Railsback reported that the next Fine Committee Meeting will be held on Wednesday, March 21, 2012.

Community Development District (CDD) Liaison- Dr. Carlton

This month Dr. Carlton attended both the CDD Workshop and CDD Meeting. He reported that new GHMA Directory will be distributed by April 1, 2012. Furthermore, he advised the Board that the CDD is considering using the soccer field as a location for a croquet court. Dr. Carlton updated the Board on the status of the tennis courts, as well as the ADA compliance issues the CDD is presently addressing. The Board also discussed the amendments to the Amenities policies and fees, and recommend that residents familiarize themselves with this information.

Action Item Review List- SSMG

Mr. Railsback reported that Taylor & Carls are reviewing the documents in order to determine the governing entity for the ADC, as well as the CDD. Additionally, Taylor & Carls reviewed the ADA requirements for the Crossings pool.

Unfinished Business

Crossings Pool- ADA Compliance- Dr. Robert Carlton

Dr. Carlton reported that the ADA requirements do not apply to the Crossings Pool because it is considered a private pool. Consequently, the Board will not move ahead with the installation of the chairlift. The Association is subject to the Fair Housing Act, therefore, it could be required to install a lift or make other changes at the request of a disabled or handicapped resident.

On Motion By Dr. Robert Carlton, seconded by Murray Salkovitz, with all in favor, the Board voted to deny installation of a chairlift at the Crossings pool.

Crossings Pool- Gate & Fence Posts- SSMG

Mr. Railsback reported that after review of multiple fence proposals, the Board selected AAA Fence Company to repair the fence and gate at the Crossings pool. The work should be complete this week. The Board discussed various methods of access control for the pool area, including a Fob system and non-duplicating key, and will investigate cost factors of these options. An Audience member expressed concern in regards to liability for the Crossings pool. Dr. Carlton advised that the Board, together with the Insurance Company, is looking into this and are currently awaiting a response.

Advisory Council- Function & Future- Dr. Robert Carlton

Dr. Carlton explained that the Advisory Council's was goal to standardize the C.C. & R's among the Villages. The standardization of the C. C. & R's was unsuccessful, and the group is now defunct. Terms of service have not been renewed, and a purpose for the Council is currently undefined. There was debate related to the necessity of this Committee.



On Motion By Vic Natiello, seconded by Dr. Robert Carlton, with all in favor, the Board voted to render the Advisory Council inactive.

Standardization of Village CC&R's

The Board discussed this process and the legal requirements associated with making such changes.

Voting Literature- Language- SSMG

Mr. Railsback updated the Board in regards to edits made to Voting literature.

Rust Stain Concerns- Mr. Natiello

Mr. Natiello offered several suggestions that could reduce rust production and cost of prevention. His intent is to aide property owners in their rust prevention efforts.

New Business

VMS Overview- Mr. Railsback

Mr. Railsback explained the benefits and capabilities of Village Management Software (VMS), which Southern States Management Group is currently utilizing to provide exceptional service to their portfolio of clients.

Riverview Phase 2- Fence Issues- Dr. Robert Carlton/SSMG

Dr. Carlton reported that Mr. Railsback has been in contact with Bank Atlantic, present owners of the property, in order to have a new, sturdier, and more aesthetically pleasing fence installed in this area.

Crossings Pool- Service Gate- Dr. Robert Carlton

Mr. Railsback presented a quote for installation of a service gate at the Crossings Pool.

On Motion By Vic Natiello, seconded by Murray Salkovitz, with all in favor, the Board voted to accept the presented proposal and install a service gate at the Crossings Pool.

Adjournment

The meeting was adjourned at 3:40 p.m.

Audience Comments

An audience member expressed positive regard related to the new PLM Contractor in Linkside Village. There was additional discussion related to enforcement of rust violations. Mr. Railsback mentioned that the VMS software will accurately track such violations, and give support to in the enforcement process. There was an additional question pertaining to the scope of the Crossings fence repair, which was clarified by Mr. Railsback. An audience member complimented both the Board and Mr. Railsback for a job well done. There was discussion regarding the construction violations.

