

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- July 27, 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, Murray Salkovitz, Vic Natiello, Patty Stauffer, Gerald Kagan

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 Mr. Salkovitz, seconded by Mr. Kagan, with all in favor, the Board approved the Meeting Minutes from the June 22, 2012 Board of Directors Meeting, with the condition that the line “the Board discussed scenarios that would qualify for fine rescission” be removed.

Committee Reports- SSMG

There was a discussion regarding builder violations on the ADC report.

Finance Report- SSMG

Mr. Railsback responded to questions regarding the Crossings operating budget and Master Association ULMP budget. There was discussion regarding receivables categorized as doubtful, and the potential recovery for recovery of those funds. Mr. Kagan suggested that the Board invest \$100,000 in a CD.

On Motion By Mr. Kagan, seconded by Mr. Natiello, with all in favor, the Board voted to invest \$100,000 in a CD to be chosen by Mr. Kagan.

On Motion By Mr. Kagan, seconded by Dr. Carlton, with all in favor, the Board voted to amend the previous motion to include a six month time limit for the \$100,000 CD.

Mr. Salkovitz requested an ADC receivables report for the purpose of reviewing the post installation fee collection rate.

Problematic Properties- Dr. Carlton

Dr. Carlton reported that the Association is currently collecting rent demands from properties that are leased and delinquent in their assessments. Additionally, the Association is aggressively pursuing two foreclosure actions. The Board is going to develop a priority list of target properties that are most problematic in terms of maintenance violations and pursue them accordingly. Dr. Carlton requested feedback from the Attorney regarding occupied properties with no lease on file.

Communications/Newsletter- Mrs. Stauffer

Mrs. Stauffer reported that the next issue of the Oak Tree will be printed in color. She is currently working on the final edits prior to printing.

Architectural Design Committee (ADC) Liaison - Mr. Kagan

Mr. Kagan informed the Board that Mr. Cullis will be leaving the ADC. Mr. Natiello updated Board members on the guideline revision process. Board members discussed appropriate terminology for ADC requirements/procedures.

On Motion By Mr. Salkovitz, seconded by Mr. Kagan, with all in favor, the Board voted to change the word guidelines to standards in the revised ADC language.

There was discussion pertaining to the ADC post submittal fee collection process, as well as solutions that would decrease the number of properties coming to the ADC requesting post installation approval.

Private Lawn Maintenance (PLM) Liaison- Mr. Natiello

Mr. Natiello discussed recent lake bank alterations in Pine Harbor, while Mr. Railsback clarified scope of work to be completed. Board members discussed the letter that will be mailed to PLM residents informing those residents about the PLM survey that they will receive in October.

CC&R Compliance Liaison- SSMG

Mr. Salkovitz suggested hiring an additional person to assist Mr. Railsback with community inspection duties. There was discussion regarding alternative ways to notify homeowners of C.C. & R. violations.

Fine Committee Liaison- SSMG

Mr. Natiello attended the July Fine Committee meeting and mentioned that the meeting was well run. Additionally, he suggested that Fine Committee members be recognized for their service to the community.

Community Development District (CDD) Liaison- Dr. Carlton

Dr. Carlton updated Board members on the topics discussed at the last CDD meeting. There was discussion pertaining to the croquet court concept, proposed criteria for removal or addition of an amenity, security issues, gate access, and traffic flow at Village Center were all discussed. The wild fire emergency exit gate will be discussed at the next CDD meeting. Dr. Davidson informed Board members that all six fire wise gates owned by the GHMA have combination locks on them that were installed by the CDD, with each lock having the same combination.

Action Item Review List- SSMG

N/A

Unfinished Business

Security Key Replacement - Crossings Pool- Mr. Salkovitz

There was discussion regarding Crossings pool key policy.

On Motion By Dr. Carlton, seconded by Mr. Kagan, with all in favor, the Board voted to authorize a Crossings pool key policy that provides owners with one pool key at no charge. If this key is lost or stolen there will be a \$50 fee for replacement. If the lost key is recovered the homeowner will be refunded \$25.

Keys will be distributed to property owners. Tenants with a valid lease seeking to obtain a key must get written approval from the property owner.



Lawn Maintenance Quotes – Abandoned Properties – SSMG

Mr. Railsback updated the Board regarding the bids for maintenance of abandoned properties. There was discussion regarding the scope of work to be performed. There are currently six properties that fall into the abandoned property category.

On Motion By Dr. Carlton, seconded by Mrs. Stauffer, with all in favor, the Board voted to contract with All American to maintain abandoned properties at a cost of \$125 for the first cut, and \$75 for reoccurring cuts.

Non-Refunded Construction Deposits – Status – Mr. Kagan

Mr. Railsback is working on identifying the appropriate owners who are owed refunds.

New Business

ADC / C. C. & R. Compliance Issues – Mr. Natiello

Mr. Natiello discussed coordinating with the ADC to simplify the violation identification process.

Crossings Pool Fence – SSMG

Mr. Railsback informed the Board that four posts were recently re-secured, and four additional posts may need to be replaced in the near future. Board members discussed replacing the whole fence and requested that Mr. Railsback acquire bids for this work.

Street Tree Trimming Policy – Dr. Carlton

Dr. Carlton mentioned that the Fire Marshall of Palm Coast is upset because his trucks are being scratched by overgrown trees. To address this issue Dr. Carlton suggested at least a 7ft. clearance over the sidewalks, 9 ft. at the curb line, 11 ft. over traffic areas, and 14ft. over the crown of the road. Mr. Natiello noted that lateral branches should be kept out of roadway. Board members decided to consult a tree expert for advice in this area.

Lakefront Stem Walls – Mr. Kagan

Mr. Kagan recommended conducting inspections of lake bank bulkhead areas of abandoned/leased properties.

On Motion By Dr. Carlton, seconded by Mr. Salkovitz, with all in favor, the Board voted to purchase an American flag for Board member Pledge of Allegiance.

Adjournment

The meeting was adjourned at 4:11p.m.

Audience Comments

An audience member asked if there was any way property owners could be forced to clean up property after tenants vacate the property. There was a question regarding the September 21, 2012 Crossings meeting notification process. An owner inquired about residents operating a business out of their home. Board member response was to notify code enforcement. There was a question regarding a title search and insurance limits for the Crossings pool. An audience member mentioned that someone has been driving through the community picking through garbage, to which Mr. Natiello responded picking through garbage is against city ordinances. Mr. Railsback addressed a question about the scope of work done in the Crossings compared to other PLM villages.

