

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- June 22, 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

Members Absent: 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 Dr. Carlton, seconded by Mr. Natiello, with all in favor, the Board approved the Meeting Minutes from the May 18, 2012 Board of Directors Meeting.

Committee Reports- SSMG

Mr. Railsback provided Board members with a Compliance Report from VMS. Additionally he informed Board members that we sent out over 400 violation letters to residents who are not in compliance with the C.C. & R.'s. Particular items of concern were mildew/rust stains, landscape curbing, blackjack edging, and lawn maintenance issues.

Finance Report- SSMG

Mr. Railsback reported that he met with Mr. Kagan regarding an adjustment on the balance sheet that will reflect some of Mr. Kagan's concerns regarding receivables that the Association may never receive.

Problematic Properties- Dr. Carlton

Dr. Carlton discussed the status of demand for rent notifications. The Association has been placing liens on properties that are delinquent in their assessments. Furthermore, Dr. Carlton discussed the issue of trash being left out well before the pick-up day, particularly landscape trimming and/or yard debris.

Communications/Newsletter- Mrs. Stauffer

Mrs. Stauffer is finishing up the newsletter. Mr. Natiello discussed tree trimming guidelines and the importance of proper trimming. The next addition of the Oak Tree will mention tree trimming guidelines.

Architectural Design Committee (ADC) Liaison - Mr. Kagan

Discussion tabled until next month due to the absence of Mr. Kagan.

Private Lawn Maintenance (PLM) Liaison- Mr. Natiello

Mr. Natiello informed the board that a survey will be sent to PLM residents in October. Mr. Railsback will utilize the VMS system in order to code the work order request and evaluate vendors. There was discussion regarding timing of the PLM letter.

CC&R Compliance Liaison- SSMG

Mr. Salkovitz did not have any comments pertaining to enforcement.

Fine Committee Liaison- SSMG

Board members were provided with information regarding properties that were fined at the May 2012 Fine Committee meeting. There was discussion pertaining to properties with dead sod, as well as maintenance of abandoned/bank owned properties. Mr. Railsback explained the City's procedure for maintaining abandoned properties.

Community Development District (CDD) Liaison- Dr. Carlton

Dr. Carlton offered a brief overview of what occurred at the CDD meeting. The emergency exit road out of the rear of the Crossings is near completion. Board members were informed about the status of the proposed assisted/independent living community. Dr. Davidson is working on strategies to enhance community security, including a community wide re-registration.

Action Item Review List- SSMG

N/A

Unfinished Business

Security Keys/Fobs, Crossings Pool- SSMG

At the last meeting the "do not duplicate" keys were authorized, however, there was slight adjustment to quote/cost of project due to necessity to change the door knobs to eliminate the keyway and only have a deadbolt lock..

On Motion By Dr. Carlton, seconded by Mr. Natiello, with all in favor, the Board approved the adjusted scope/price.

Liability Limits- Crossing Pool- Update- SSMG

Recommendations regarding the Crossings Pool General Liability and Umbrella policies were provided by the Insurance agent. Based on the agents recommendation, a quote was provided to increase the Umbrella policy limits of coverage to 10 million dollars.

On Motion By Dr. Carlton, seconded by Mr. Natiello, with all in favor, the Board approved the increase in coverage.

Screen Enclosures/Privacy Fence- River Club- SSMG

Mr. Railsback reported that a review of the document provided that the screen enclosures where in fact each owner's responsibility. Mr. Railsback was working to obtain bids for the privacy fence maintenance needs.

Crossings CC&R Amendment- Lease Provision

The Board discussed appropriate timing for holding a meeting to have a formal regarding this amendment. The September 2012 meeting was decided to be best and notice will be mailing accordingly.

ADC Guideline Revision/Update

Mr. Natiello reported on the progress of the ADC Guidelines Revisions.

New Business

Fine Review Policy- SSMG

Dr. Carlton attempted to clarify what would be considered a mitigating circumstance in which the Board would review an assessed fine. There was conversation concerning fine rescission procedures and qualifications.



Requests to Dismiss Fine- SSMG

Street Tree Maintenance- Mr. Natiello

Mr. Natiello communicated the need to trim trees appropriately. This issue will be addressed in an upcoming issue of the Oak Tree.

Revision of ADC Procedures- Dr. Carlton

There was discussion pertaining to the timelines of the ADC revision procedures, as well as the process for ADC inspectors. Dr. Carlton suggested the inspectors should not be affiliated with the Board of Directors. Mr. Natiello mentioned the need for volunteer ADC inspectors.

Landscape Maintenance – Foreclosed/Deserted Properties- Dr. Carlton

Adjournment

The meeting was adjourned at 3:45p.m.

Audience Comments

