

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- October 19, 2012

Call to Order

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

Roll Call—Establish a Quorum

Pledge of Allegiance

Members Present: Dr. Robert Carlton, Murray Salkovitz, Gerald Kagan, Vic Natiello, 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 Mr. Kagan, seconded by Mrs. Stauffer, with all in favor, the Board approved the Meeting Minutes from the September 21, 2012 Board of Directors Meeting.

Committee Reports- SSMG

Mr. Railsback reported that Crossings pool key distribution is ongoing. The River Club fence painting project has been completed, and the Association is currently pressure washing the exterior of the River Club as per the covenants.

Finance Report- Mr. Kagan

Mr. Kagan reported that Association finances are in order. Additionally, he updated the Board on potential investment of CD's which have matured. Board members discussed various opportunities.

On Motion By Mr. Salkovitz, seconded by Dr. Carlton, with all in favor, the Board voted to invest Association funds into a Senior Loan and Limited Duration Plus Close End Portfolio from SunTrust, based on cash flow need, with a maximum of \$200,000.

Mr. Kagan proposed reducing the 2013 annual assessment from \$125.00 to \$120.00 per unit. Mr. Natiello concurred that the annual assessment should be reduced. Dr. Carlton discussed a pending lawsuit, as well as maintenance of abandoned properties in relation to expenses.

On Motion By Mr. Natiello, seconded by Mr. Salkovitz, with all in favor, the Board voted to set the Proposed 2013 GHMA Master Annual Assessment at \$120.00 per unit.

Problematic Properties- Dr. Carlton

Dr. Carlton reported that one of the properties that the Association had filed foreclosure on has responded to the Association's attorney, and are currently considering a proposal for settling in lieu of foreclosure. The Association is waiting for a decision on this matter. There was discussion pertaining to the number of abandoned properties and those which are delinquent in their annual assessments, or have unpaid fines.

Communications/Newsletter- SSMG

Board members suggested article topics for the newsletter, which Mrs. Stauffer anticipates should be complete by the end of the month.

Architectural Design Committee (ADC) Liaison - Mr. Kagan

Mr. Kagan reported a vacancy on the ADC and encouraged those who seek to join the committee to contact himself, Mr. Railsback, or Ms. Despang. There was discussion pertaining to hiring someone with landscape knowledge to fill the vacant position and/or act as a liaison to the ADC. Mr. Salkovitz mentioned a lack of ADC inspectors.

Private Lawn Maintenance (PLM) Liaison- SSMG

220 PLM surveys have been received at this point, which, according to Mr. Natiello, is close to a 50% return rate for the surveys. He will have a full report next month and does not anticipate any major contractor changes. The contractors are addressing work orders appropriately. There was conversation regarding tree trimming requirements and procedures. Mr. Natiello updated Board members on the proposed cost of recovering lake banks of neglected properties.

On Motion By Dr. Carlton, seconded by Mrs. Stauffer, with all in favor, the Board voted to retain Vertigo to install four inch spartina plugs as needed on lake bank areas that are lacking coverage in PLM Village with install date of March 2013.

CC&R Compliance Liaison- Mr. Salkovitz

Mr. Salkovitz discussed zero lease issues, and suggested that the Master Association look into the possibility of obtaining lease approval rights for the Association at some point in the future. Dr. Davidson discussed CDD lease policies.

Fine Committee Liaison- SSMG

Mr. Railsback provided Board members with October 2012 Fine Committee meeting results.

Community Development District (CDD) Liaison- Dr. Carlton

Dr. Carlton reported that the CDD has done a great job and is moving ahead with their goals to improve Grand Haven, specifically approving technology improvements and implementing re-registration with the CDD for gate and amenity access for owners and tenants. The CDD is currently working on the Grand Haven master data base.

Action Item Review List- SSMG

The spartina quote has been taken care of. Mr. Railsback provided Board members with the legal opinion regarding bulkhead maintenance responsibility. All other action items were resolved.

Unfinished Business

ADC Standards Revision, Board Input - Mr. Natiello

Mr. Natiello reviewed all suggestions for improvement of the ADC Standards and Board members discussed. All grammatical items were incorporated. There was discussion regarding the inclusion of square footage suggestions in the ADC Standards that were not aligned with the CC&R required minimum square footages.

On Motion By Mr. Kagan, seconded by Mr. Natiello, with Mr. Kagan, Mr. Natiello, and Mrs. Stauffer in favor, and Mr. Salkovitz and Dr. Carlton opposed, the Board voted to leave the square footage items as proposed in the change of the standards document.

HOA Financial Solutions – Research, Results, and Update -Mrs. Stauffer

Mrs. Stauffer discussed the different programs offered by HOA Financial Solutions, and responded to Board member questions.



Yard Waste Placement Concerns - Mr. Natiello

Mr. Natiello suggested that Mr. Railsback drive through the community on Monday morning to inspect for yard work violations.

Sidewalk Lifting & Repairs – Mr. Natiello

Mr. Natiello has observed home owners using homemade ramps or painting their sidewalks to indicate sidewalk deficiencies. He suggested that the Board address this issue in the future to come up with a universal standard of repair.

Sidewalk Repair Responsibility – Updated Opinion – Dr. Carlton

Dr. Carlton discussed the legal opinion rendered in response to inquiries relating to repair and responsibility of sidewalks. At this point the responsibility lies with the homeowner.

Crossings CC&R Amendment – Vote Count - SSMG

On Motion By Mr. Salkovitz, seconded by Mr. Natiello, with all in favor, the Board voted to pre-approve the authorization of disbursement of funds for filing fees for the Crossings CC&R amendment, subject to securing the additional required votes.

Dr. Carlton reported that the Association's no soliciting policy has been challenged. The attorney representing the Association responded to the challenge by stating their claim is invalid. Currently this situation is an open item.

New Business

Expenditure Request by Declarant

Dr. Carlton received a call from Mr. Cullis, the declarant, who expressed concern regarding his ADC committee member having sporadic attendance at the ADC meetings. He requested that the Board consider paying Non-Association Member, professional committee member, such as a landscape professional, \$100.00 per meeting they attend.

On Motion By Mr. Salkovitz, seconded by Mr. Natiello, with all in favor, and Mrs. Stauffer absent, the Board voted to appoint someone to speak with Louise Leister to see if she has an interest in a position as an ADC consultant, and if so what would be her fee and scope of service.

Adjournment

The meeting was adjourned at 4:36p.m.

Audience Comments

An audience member commented on an unauthorized person using the Crossings Village pool.

