

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- September 21, 2012

Call to Order

The meeting was called to order by Mr. Troy Railsback at 2:01 p.m.

Roll Call—Establish a Quorum

Pledge of Allegiance

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

Members Absent: 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 Murray Salkovitz, seconded by Dr. Carlton, with all in favor, the Board approved the Meeting Minutes from the August 24, 2012 Board of Directors Meeting.

Committee Reports- SSMG

Mr. Railsback reported that the rehab of the Crossings fence is complete, and the new keys are being issued to Crossings residents. There was discussion pertaining to Riverview Phase 2 potential construction activities.

Finance Report- Mr. Kagan

Mr. Kagan reported that Association finances are in order. There was conversation regarding reinvestment of the CD that is coming due. Mr. Railsback will obtain an opinion from Mr. Annon and report back to the Mr. Kagan. Dr. Carlton suggested having an attorney review the handling of the ADC Refundable deposit funds that cannot be returned to original submitter.

Problematic Properties- Dr. Carlton

Dr. Carlton discussed solutions to resolve delinquent assessments, including HOA Financial Solutions. The Association received a response to a foreclosure action, and will respond with appropriate resolution to recover monetary obligation and achieve full CC&R compliance. Board members discussed the legal opinion obtained by the Association which pertains to leased properties.

Communications/Newsletter- SSMG

The newsletter was mailed to residents.

Architectural Design Committee (ADC) Liaison - Mr. Kagan

Mr. Kagan suggested hiring Louise Leister to advise the ADC. There was Board discussion pertaining to the role Ms. Leister would potentially assume.

Private Lawn Maintenance (PLM) Liaison- SSMG

Mr. Railsback provided Board members with a final draft of the PLM letter and survey that will be sent to PLM residents.

CC&R Compliance Liaison- Mr. Salkovitz

A detailed Enforcement report was provided to Mr. Salkovitz who is in the process of reviewing.

Fine Committee Liaison- SSMG

There will be a Fine Committee meeting on Wednesday, October 17, 2012.

Community Development District (CDD) Liaison- Dr. Carlton

Dr. Carlton informed Board members that the CDD budget has been approved. New grease traps have been installed at the Village Center. The Village Center pool will be closed for a period of time to allow for installation of new heaters. Dr. Carlton reported a settlement between the CDD and the construction company they were pursuing legally. Dr. Davidson informed Board members on upcoming CDD projects.

Action Item Review List- SSMG

Mr. Railsback updated the Board on the legal opinion regarding the zero lease policy. Mr. TJ McNitt of VerdeGo is in the process of providing a proposal for rehab of lake banks in PLM villages. The attorney is working on an opinion regarding bulkhead maintenance for those villages where the language is not clear.

Unfinished Business

C.C. & R. Violation Inspection Personnel- Mr. Salkovitz

Mr. Salkovitz communicated his opinion that there should be an additional person assisting Mr. Railsback with enforcement duties. Dr. Carlton suggested that the Board devise a plan to present to SSMG regarding additional needs related to the covenant enforcement process.

On Motion By Dr. Carlton, seconded by Mr. Salkovitz, with all in favor, the Board voted to request that Mr. Railsback discontinue providing management services to Riverview Condominiums, and focus solely on GHMA.

HOA Financial Solutions- Dr Carlton

Dr. Carlton discussed his communication with Mrs. Stauffer on the issue of hiring HOA Financial Solutions to collect on delinquent accounts. Mrs. Stauffer will report the results of her further research at the October Board meeting.

Proposed 2013 GHMA Budget- Mr. Kagan

The goal is to have the proposed 2013 budget(s) prepared by the October 19, 2012 meeting for Board member review and mailing to owners. Adoption of 2013 Budgets is scheduled for November 16, 2012 meeting.

Crossings C.C.& R. Amendment – Rentals- SSMG

Mr. Railsback suggested the discussion pertaining to this amendment should take place directly after the October 19 Board of Directors meeting.

New Business

SSMG Performance Evaluation Schedule- Dr. Carlton

The Board agreed conduct performance evaluations in October and April. In the coming week, Dr. Carlton will be providing each Board member with a format to evaluate the SSMG contract elements and provide feedback on performance.

Collection Attorney- SSMG

Dr. Carlton discussed Mr. Casey's analysis of his planned procedures for reviewing delinquent accounts. Board members discussed benefits of service as related to costs.

On Motion By Dr. Carlton, seconded by Mr. Salkovitz, with all in favor, the Board voted to select ten delinquent accounts to send to Mr. Casey for review and collection.



Resident Complaint – Solicitation Policy- SSMG

Mr. Railsback received a resident concern regarding door to door political solicitations as it relates to the GHMA solicitation policy adopted. A resident advocated for permission for political candidates to campaign in the community by going door to door, if they are accompanied by a Grand Haven resident. A legal opinion from the GHMA's attorney responding to the resident's written concern was discussed. There was also discussion between members of the Board and audience members. A copy of the response to the GHMA's attorney from the resident's attorney was presented to the Board.

Foreclosed/Deserted properties

Mr. Railsback indicated that there were additional improved and unimproved lots in the community needing attention on behalf of the property owner who appears to have abandoned responsibility for the property. There was a discussion relating to the scope and number of properties as it relates to the approved Foreclosed/Deserted property solution in place.

On Motion By Dr. Carlton, seconded by Mr. Kagan, with all in favor, the Board voted to authorize the cutting of two additional improved lots by the Foreclosed/Deserted property contractor and 10 unimproved lots by the ULMP contractor.

Adjournment

The meeting was adjourned at 3:46p.m.

Audience Comments

