

Grand Haven Master Association, Inc.

Post Office Box 354785 | Palm Coast, Florida 32135

www.grandhavenmhoa.com

Dr. Robert Carlton, President
Mr. Murray Salkovitz, Vice President
Mr. Gerald Kagan, Treasurer

Mrs. Terri Langan, Director
Mr. Vic Natiello, Director
Mr. Troy Railsback, Secretary, Ex-officio

Board of Directors Meeting - February 15, 2013

Call to Order

The meeting was called to order by Dr. Carlton at 2:00 p.m.

Pledge of Allegiance

Roll Call—Establish a Quorum

Members Present: Dr. Robert Carlton, Murray Salkovitz, Vic Natiello, Jerry Kagan, & Terri Langan

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. Natiello, seconded by Dr. Carlton, with all in favor, the Board approved the Meeting Minutes from the December 14, 2012 Board of Directors Meeting.

On Motion By Mr. Natiello, seconded by Dr. Carlton, with all in favor, the Board approved the Meeting Minutes from the January 17, 2013 Annual Meeting.

On Motion By Mr. Natiello, seconded by Dr. Carlton, with all in favor, the Board approved the Meeting Minutes from the January 17, 2013 Organizational Meeting.

Committee Reports

Community Manager – Mr. Railsback (SSMG)

Mr. Railsback discussed the Annual Assessment collection process for leased properties that are delinquent in their dues. Homeowners and tenants of leased properties who have not paid the 2013 Annual Assessment and/or other amounts owed by February 20, 2013 will receive a Demand for Rent letter.

Finance report – Mr. Kagan

Mr. Kagan reported that the GHMA is on budget for 2013. Additionally, he requested to see the 2011 year-end balance sheet in order to compare and measure income growth.

Problematic Properties – Dr. Carlton

Dr. Carlton informed the Board that there are currently six properties being reviewed by the Attorney for the foreclosure process. There are ten properties with Collection Attorney, and the Board is also exploring other options for dealing with delinquent accounts. Mr. Salkovitz described enforcement procedures for below market value/zero leases. Currently there are four properties that fit in this category.

There was discussion regarding power washing the driveways/walkways/sidewalks of the properties that are categorized as Foreclosed/Deserted and landscape services are currently provided.

On Motion By Dr. Carlton, seconded by Mr. Natiello, with all in favor, the Board voted to authorize the power washing of seven properties listed on the Problematic Properties List.



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There was a brief discussion pertaining to a possible rodent infestation in an abandoned property. At the request of Mr. Railsback, the Health Department and Code Enforcement inspected the property, and documented that there is no evidence to support the significant presence of rodents.

Architectural Design Committee (ADC) Liaison – Mr. Kagan

Mr. Kagan explained the new process for ADC submittal. If the initial submittal is incomplete or inaccurate, there will be a second chance to correct the submittal. If the submittal process reaches a third ADC review, a fee of \$50.00 will be charged to the property owner.

Private Lawn Maintenance Liaison – Mr. Natiello

Mr. Natiello informed the Board that there will be a refurbishing of spartina in the four PLM villages that contain lake banks. Villages included in this plan are Heritage Oaks, Lakeside, and Pine Harbor.

C. C. & R. Compliance Liaison – Mr. Salkovitz

Mr. Salkovitz discussed the problem of parking in the street. He encouraged residents to call the Sheriff's Department if street parking is an issue, and emphasized the importance of full access to the roads especially in cases of emergency vehicles.

Fine Committee Liaison – Mr. Railsback (SSMG)

Mr. Railsback updated Board members on the status of recent Fine Committee meetings.

Community Development District (CDD) Liaison – Dr. Carlton

Dr. Carlton informed the Board on upcoming CDD projects, including a vine removal program and changes to the gate access device and amenity usage based upon the HUD fair market value for rentals.

Action Item Review List – Mr. Railsback (SSMG)

No Action Items to review at this time.

Unfinished Business

HOA Financial Solutions – Mr. Railsback (SSMG)

Mr. John Poulos from HOA Financial Solutions provided a sample agreement for the Board to review. Additionally, he explained what their company offers in terms of collecting funds from foreclosed, abandoned, or delinquent accounts. Mr. Poulos also discussed supplementary services provided by HOA Financial Solutions, and responded to Board member questions. Dr. Carlton suggested coming up with a list of recommended changes to the contract, and presenting those suggestions to HOA Financial Solutions.

Resident Request to Rescind Fines – Dr. Carlton

Dr. Carlton discussed the formal process for fine rescission requests which includes a review by the Fine Committee where appropriate. There was discussion regarding appropriate responses for residents requesting rescission of their fine, but are unable to attend the initial Fine Committee meeting.

ADC Reorganization – Update – Dr. Carlton

Dr. Carlton and Mr. Kagan met with Mr. Cullis and Mr. Colee to discuss Board member concerns related to the reorganization of the ADC. Board members discussed the proposed conditions of the reorganization.

C.C. & R. Inspection Process – Six Month Review – Mr. Salkovitz

Mr. Salkovitz advocated for a back-up for Mr. Railsback to assist him with the inspection process. They will invite Mr. Annon to the next Board of Directors meeting in order to discuss details further.



New Business

Grand Haven Realty – Tract K – Mr. Natiello

Mr. Natiello addressed mitigating circumstances with six lots, now amended/combined to four lots located in this tract, and Board members discussed potential solutions.

C.C. & R. “Thank You for Compliance” Letters – Mrs. Langan

Mrs. Langan discussed proposed changes to the violation notification/compliance process. Board members agreed to continue the process as is at this time.

Review of Election Process – Mr. Natiello

Mr. Salkovitz proposed incorporating a “Meet the Candidates Night” during the next election process. Dr. Carlton suggested an alternative whereby Candidates would respond to specific questions generated by the Association in order to have a better understanding of the candidate’s views.

There was a suggestion regarding the investment of Association reserve funds and which banking option is the most beneficial to the Association.

Adjournment

The meeting was adjourned at 4:17 p.m.

Audience Comments

An audience member asked a question pertaining to lawn debris.

