

# ***Grand Haven Master Association, Inc.***

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[www.grandhavenmhoa.com](http://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 – May 24, 2013**

### **Call to Order**

The meeting was called to order by Dr. Carlton at 2:02 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 Mr. Salkovitz, with all in favor, the Board approved the Meeting Minutes from the April 19, 2013 Board of Directors Meeting.**

### **Committee Reports**

#### **Community Manager – Mr. Railsback (SSMG)**

Mr. Railsback updated the Board regarding enforcement, specifically unimproved lot maintenance and lake bank violations. The Crossings pool clock was damaged in a storm and will be replaced. Mr. Railsback has a vendor looking into different filtration systems for the Crossings pool. A homeowner expressed concern regarding the unimproved lot near his property that is overgrown and possibly harboring rodents.

#### **Finance report – Mr. Kagan**

Mr. Kagan reported that the GHMA should have a surplus in cash this year, partially as a result of fine collections. The Board has ADC deposit funds that they are currently seeking to refund to the proper entity.

#### **Communications/Oak Tree Liaison – Mrs. Langan**

Mrs. Langan discussed the proposed schedule for the Oak Tree publishing. There were over 20 volunteers for the Neighbor to Neighbor program, which had an initial orientation session last week.

#### **Problematic Properties – Dr. Carlton**

The Board received a letter from the Attorney regarding demand for rent of a problematic property. Eviction will likely be the next step. Board members reviewed an updated collections report and discussed the status of current and future reports. There was conversation pertaining to the timeline of the eviction process. Mr. Railsback responded to a question about foreclosure action and collection of outstanding fees/fines.

#### **Architectural Design Committee (ADC) Liaison – Mr. Natiello**

Mr. Natiello discussed upcoming changes with the ADC, including the potential nomination and approval of a new member. There was additional conversation related to the Declarant's rights for Riverview Phase II.

#### **Private Lawn Maintenance (PLM) Liaison – Mr. Kagan**

Mr. Kagan mentioned that the growing season has started and PLM villages are in good condition.



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

Mr. Salkovitz discussed open violations, specifically old violations that have not been remedied yet. Street parking has become an issue; therefore Mr. Salkovitz suggested that Mr. Railsback do a night inspection in an effort to see the many parking violations that are not visible during the daytime hours when homeowners are at work. Board members discussed the violation process and various methods to address old violations that were not properly addressed by the previous management company.

### **Fine Committee Liaison – Mr. Railsback (SSMG)**

Board members were provided with the Fine Committee meeting results in their packets.

### **Community Development District (CDD) Liaison – Dr. Carlton**

Dr. Carlton reported that the CDD is still working on owner re-registration with about 60% of residents having completed the process. The pier adjacent to the golf club is closed and will be reopened once it has been properly maintained. A pole collapsed on the tennis courts, and after further inspection it was determined that replacement lights will be necessary in the future. The CDD is currently investigating options for croquet courts.

### **Action Item Review List – Mr. Railsback (SSMG)**

There was discussion regarding new members for the Fine Committee and Architectural Design Committee.

**On Motion By Dr. Carlton, seconded by Mr. Natiello, with all in favor, the Board voted to appoint a replacement Fine Committee member at today's meeting.**

**On Motion By Mr. Natiello, seconded by Mr. Salkovitz, with all in favor, the Board voted to nominate and train the two volunteers that have offered their services as ADC Inspectors.**

### **Unfinished Business**

#### **Selection of MADC member to replace Mr. Sterling Colee – Dr. Carlton**

Each Board Member submitted a vote to nominate one of the individuals who expressed interest in participating as an MADC member. The following residents volunteered to serve on this Committee: Mr. Ed. O'Brien, Mr. David Alfin, Ms. Linda D'Aguanno, and Mr. Al Lo Monaco. The selections by each Board member were:

Dr. Robert Carlton – Mr. Ed O'Brien  
Murray Salkovitz – Mr. David Alfin  
Vic Natiello – Mr. David Alfin  
Jerry Kagan – Jerry Kagan  
Terri Langan – Mr. David Alfin

**On Motion By Dr. Carlton, seconded by Mr. Salkovitz, with all in favor, the Board voted to appoint Mr. David Alfin to the MADC.**

### **New Business**

#### **Selection of two MADC members to serve on NCADC – Dr. Carlton**

Board members discussed the most prudent way to nominate new Board members to the New Construction Architectural Design Committee.

Each Board Member submitted a vote to nominate two of the existing MADC members to serve on the NCADC.



Board members selected from the following current ADC members: Mr. Tom Byrne, Ms. Kenny O'Connor, Mrs. Joanna Salkovitz, Mr. Dennis Seiferheld, Mr. Jeff Sprague, and Mr. Paul Tetreault. The selections by each Board member were:

Dr. Robert Carlton – Mrs. Kenny O'Connor & Mrs. Joanna Salkovitz  
Murray Salkovitz – abstained from submitting due to conflict of interest  
Vic Natiello – Mr. Tom Byrne & Mrs. Joanna Salkovitz  
Jerry Kagan – Mrs. Joanna Salkovitz & Mr. Dennis Seiferheld  
Terri Langan – Mr. Tom Byrne & Mrs. Joanna Salkovitz

**On Motion By Dr. Carlton, seconded by Mrs. Langan, with Dr. Carlton, Mr. Kagan, Mrs. Langan, and Mr. Natiello in favor, and Mr. Salkovitz expressing a conflict of interest and not participating in the vote, the Board voted to appoint Mr. Byrne and Mrs. Salkovitz to serve on the NCADC.**

#### **Property Clearing Concerns & Issues – Mr. Natiello**

There was discussion related to concerns about clearing and preservation of a CDD/wetland area.

#### **E-mail Consensus by Board Members – Mr. Natiello**

Mr. Natiello expressed his opinion that GHMA concerns should be addressed in person at regularly scheduled Board of Directors meetings in order to allow residents to be included in the conversation and have an open forum where the public has an opportunity to hear all sides of the item of concern.

**On Motion By, Mr. Natiello, seconded by Dr. Carlton, with all in favor, the Board voted to refrain from Board members making decisions via e-mail, and make all decisions concerning GHMA policies in the open forum of regularly scheduled and properly noticed Board of Directors Meetings.**

#### **Lake Bank – 60 North Park Circle – Mr. Railsback/SSMG**

Mr. Railsback informed the Board about a resident's concerns regarding lake bank and pond bank management responsibilities. Dr. Davidson, CDD Chairman, discussed pond studies that have been conducted within the community including best practices of outflow of retention ponds and chemicals used to treat algae. A homeowner described the noise issue he and his neighbors are dealing with as a result of the frog population. Dr. Davidson and the homeowner would discuss further outside of the meeting.

#### **Properties to Attorney for Collection – Recommendations – Dr. Carlton**

Dr. Carlton recommended sending three additional properties to the Attorney for collection efforts.

**On Motion By Dr. Carlton, seconded by Mrs. Langan, with all in favor, the Board voted to authorize three additional properties to the Attorney for collection purposes.**

**On Motion By Mr. Natiello, seconded by Dr. Carlton, with all in favor the Board voted to nominate Ann Byrne to replace Mr. Lindsey as a member of the Fine Committee.**

#### **Adjournment**

The meeting was adjourned at 4:15 p.m.

#### **Audience Comments**

An audience member commented on a problematic property near his home. The ADC will meet on June 5, 2013 at 8:30 a.m. to elect a Chairperson. A resident commented about two properties that are frequently out of compliance. Mr. Railsback and Mr. Natiello explained the violation procedure, and steps taken to alleviate problematic properties.

