

Grand Haven Master Association, Inc.

Post Office Box 354785 | Palm Coast, Florida 32135

www.grandhavenmhoa.com

Dr. Robert Jay Carlton, President
Mr. Murray Salkovitz, Vice President
Mr. David I. Alfin, Treasurer

Mr. Jim Gallo, Director
Mr. Vic Natiello, Director
Mr. Troy Railsback, Secretary, Ex-officio

Board of Directors Meeting Agenda

September 18, 2015

2:00 p.m.

Call to Order

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

Roll Call—Establish a Quorum

Members Present: Dr. Robert Jay Carlton, Mr. Jim Gallo, Mr. Vic Natiello & Mr. Murray Salkovitz

Members Not Present: Mr. David Alfin (Mr. Alfin indicated he would arrive later/ Mr. Alfin did not attend)

Others Present: Mr. Troy Railsback – Southern States Management Group & Ms. Robyn Severs – Becker & Poliakoff

A quorum was established.

Members' sign-in sheet located in Association Meeting File

Pledge of Allegiance

Audience Comments (Three minute Rule, Non Agenda Items)

No audience comments at this time.

President's Comments

Dr. Carlton had no comments at this time.

Approval of Minutes

On Motion by Mr. Gallo, seconded by Mr. Salkovitz, with all in favor, the Board Approved the Meeting Minutes of the Board of Directors of the August 21, 2015.

Committee Reports

NOTE: In order to ensure sufficient time to allow for the completion of time sensitive agenda items and a comprehensive discussion of the sidewalk and street tree issues, Committee Reports, for this month only, have not been included on the agenda. Any such item in need of attention may be raised during the Director's Request portion of this agenda.

Unfinished Business

1. Sidewalks and Street Trees – Dr. Robert Carlton

Dr. Carlton spoke about the yearlong discussion on the issues and concerns about the maintenance of sidewalks, the removal/replacement and maintenance of street trees. In response to Grand Haven residents there was a two day tree symposium held.



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PHONE: 386-446-6333 | FAX: 386-446-1830 | www.ssmgroupinc.com

The Board does not have the authority or the ability to amend the existing CC&R's. The ability to do so rests with two thirds of the majority of the association membership. If residents were unable to attend the tree symposium a recording is available on the CDD website.

a. Discussion Regarding Symposium “take aways” and Community Input

Mr. Natiello spoke about how well spoken, informative and interesting the guests were at the tree symposium. Mr. Gallo spoke about Dr. Gillman (tree expert) and his extensive background on the subject. Mr. Salkovitz stated that the legal counsel was outstanding and gave a lot of facts and direction. Dr. Carlton stated in the entire history of Grand Haven this is the first event that was co-sponsored by the CDD and the Board. Dr. Carlton felt that the tree symposium was very productive. Mr. Gallo stated the only negative from the symposium was that the City only is interested in the tree count when requesting a tree to be removed. Mr. Railsback stated that the tree symposium was the best format to convey the information from the Master and the CDD to Grand Haven residents. The participating panel members represented the subject or questions that the residents call to action. There was a lengthy discussion on this matter. Ms. Severs applauded the CDD and the Board on holding the symposium.

b. Board Position Regarding Issues Pertaining to Sidewalks and Street Trees

The three major issues that the Board has been dealing with the last year are:

1. Ownership of the sidewalks.
2. Who's responsibility would it be to take over the sidewalks and the street trees?
3. It is my property and I want to remove the tree and put in a different tree. Why can't I do that?

The Board's position has always been the ownership and maintenance of the sidewalks and that street trees are the responsibility of the homeowner, except for Wild Oaks. Dr. Carlton stated that it is not legal for the Association to take over the sidewalks or the street trees. There was a lengthy discussion on this topic. Ms. Severs spoke about the scheme of the development in the community. Mr. Kagan's question to Ms. Severs was if the HOA obtained permission to go on personal property to fix the sidewalks could it be done, such as the ULMP? Ms. Severs reply the ULMP is already in the authorizing declarations. The HOA is not in the business of entering into contracts with individual property owners; its business is to maintain the best interest of all the property owners, just not one or two individuals. Mr. Kaplan stated he was in agreement with Mr. Salkovitz about paying for maintenance that not all property owners would benefit. Mr. Reisman spoke about the legal position of the CDD on sidewalks, the City removing trees based on the tree count and the changing of the CC&R's, but he was speaking of the ADC Standards. Mr. Natiello explained the reason why/when you would need an arborist. Mr. Hopkins spoke about sidewalks and curbs for Village Oaks. Dr. Carlton read a paragraph from the ADC Standards 11) Tree Removal on page 21. Dr. Carlton stated that in the future the Board will discuss and decide the height at which a sidewalk deflection should be cited. There was a lengthy discussion on this topic.

c. Recommendations and Remediation

Dr. Carlton spoke on the recommendation from the Board in developing a matrix or criteria for the removal of live property trees. There was a lengthy discussion on this topic.



On Motion by Mr. Gallo, seconded by Mr. Salkovitz, with all in favor, the Board Approved the ADC to develop a criteria on the removal of live property trees to present back to the Board.

Dr. Carlton spoke on the recommendation from the Board to form a committee to research the feasibility and developing a procedure by which the Board would coordinate sidewalk repair for the property owners. The goal would be to have consistence of the repair and to obtain a discount price. Ms. Severs explained the liability risk with having Southern States Management Company coordinate the sidewalk repairs with the property owners and the vendor.

On Motion by Mr. Gallo, seconded by Mr. Natiello, with all in favor, the Board Approved a committee to be formed to investigate whether it is feasibility to get the sidewalk repairs at a bulk discount.

Dr. Carlton stated that Southern States Management Group and two Board members would make-up the committee. Mr. Natiello and Mr. Gallo volunteered for the committee.

2. PLM Reserve Accounts – Mr. Railsback spoke on behalf of Mr. Alfin

Mr. Railsback stated that in your packet are the correspondences on the PLM Working Capital. In the packet is a proposal for pine straw to be installed on the lake banks for Pine Harbor Village. There was a lengthy discussion on the topic.

On Motion by Mr. Gallo, seconded by Mr. Salkovitz, with all in favor, the Board Approved the proposal to install pine straw on the lake banks in Pine Harbor Village.

3. 2016 Budgets – Review and Discussion – Mr. Railsback spoke on behalf of Mr. Alfin

Mr. Railsback stated in your packet is the proposed Grand Haven Master Association budget for 2016.

On Motion by Mr. Salkovitz, seconded by Mr. Natiello, with all in favor, the Board Approved the proposed Grand Haven Master Association Budget for the year 2016.

Mr. Railsback stated in your packet is the proposed budget for PLM for 2016. There was a lengthy discussion on this topic.

On Motion by Mr. Natiello, seconded by Mr. Gallo, with all in favor, the Board Approved the proposed PLM Budget for the year 2016.

Mr. Railsback stated in your packet is the proposed budget for River Club for 2016. There was a lengthy discussion on this topic.



On Motion by Mr. Gallo, seconded by Mr. Natiello, with all in favor, the Board Approved the proposed River Club Budget for the year 2016.

Mr. Railsback stated in your packet is the proposed budget for The Crossings for 2016. There was a lengthy discussion on this topic.

On Motion by Mr. Natiello, seconded by Mr. Gallo, with all in favor, the Board Approved the proposed the Crossings Budget for the year 2016.

4. Crossings Pool Gate/Fence – Mr. Railsback (SSMG)

Mr. Railsback discussed securing The Crossings Pool gate and fence.

New Business (None at this time)

Director's Requests

Mr. Gallo requested the opportunity to purchase Dr. Gillman's book.

On Motion by Mr. Gallo, seconded by Mr. Salkovitz, with all in favor, the Board Approved the purchase of Dr. Gillman' book.

Adjournment

On Motion by Mr. Salkovitz, seconded by Mr. Gallo, with all in favor, the meeting was adjourned at 5:08 P.M.

