

Grand Haven Master Association, Inc.

Post Office Box 354785 | Palm Coast, Florida 32135

www.grandhavenmhoa.com

Dr. Robert Jay Carlton, President
Mr. Vic Natiello, Vice President
Mr. Jim Gallo, Treasurer

Mr. Peter Capozzi, Director
Mr. Ed O'Brien, Director
Mr. Troy Railsback, Secretary, Ex-officio

Board of Directors Meeting Agenda

September 22, 2017

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. Peter Capozzi, Mr. Jim Gallo, Mr. Vic Natiello & Mr. Ed O'Brien

Others Present: Mr. Troy Railsback – Southern States Management Group

A quorum was established.

Members' sign-in sheet located in Association Meeting File.

Pledge of Allegiance

Audience Comments (Three minute Rule, Non Agenda Items)

Mr. Reisman spoke about the PLM Vendor in the Crossings.

President's Comments

Dr. Carlton stated that it is the Board's purpose to contribute and to best serve the community.

Approval of Minutes

On Motion by Mr. Natiello, seconded by Mr. O'Brien, with all in favor, the Board Approved the Meeting Minutes of the Board of Directors of the August 18, 2017.

Committee Reports

Community Manager – Mr. Troy Railsback (SSMG)

Mr. Railsback reported that the Board packets included standard reports and most topics for discussion are Agenda Items or will be addressed by Board Liaison.

Finance report – Mr. Jim Gallo

Mr. Gallo reported on the ongoing financial activities of the GHMA.

Problematic Properties – Dr. Robert Jay Carlton

Dr. Carlton stated there was no meeting held because of Hurricane Irma.



2 CAMINO DEL MAR | PALM COAST, FL 32137

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

Architectural Design Committee (ADC) Liaison – Mr. Ed O'Brien

Mr. O'Brien reported on the ADC submittal activity. Mr. O'Brien reported that Stephanie Johnson was elected Vice-Chairperson of the MADC committee. Carol Walker completed her ride-along. Ms. Walker suggested adding language to the MADC letters reminding residents about the 180 day inspection period.

Private Lawn Maintenance (PLM) Liaison – Mr. Jim Gallo

Mr. Gallo reported on the PLM activities before and after Hurricane Irma. Mr. Gallo reported on going issues with the PLM vendors.

CC & R Compliance Liaison – Mr. Vic Natiello

Mr. Natiello reported on the compliance efforts. Mr. Natiello stated that this month's CC&R's report was extensive. Mr. Natiello was pleased to see more residents in compliance.

Communications/Oak Tree Liaison – Mr. Pete Capozzi

Mr. Capozzi stated that the Oak Tree deadline for submitting articles is October 15th.

Fine Committee Liaison – Mr. Troy Railsback (SSMG)

Mr. Railsback stated that September 2017 Fine Committee Outcomes have been provided in the Board Packet for the Board's review/confirmation.

Community Development District (CDD) Liaison – Dr. Robert Jay Carlton

Dr. Carlton stated there was no meeting held because of Hurricane Irma. Dr. Carlton summarized the topics discussed at the September 21st CDD public hearing.

Action Item Review List – Mr. Troy Railsback (SSMG)

Mr. Railsback reported that the Board packets included the list of action items and reported on the status of each item. Mr. Railsback stated that #2 and # 3 have been resolved.

Unfinished Business

1. Riverwalk Shrub Replacement Program – Recommendations – Mr. Jim Gallo

Mr. Gallo reported that the Board packets included the PLM Committee recommendations for the Riverwalk Shrub Replacement Program of the diseased Boxwoods. There was a lengthy discussion on this topic.

2. MADC Member Selection – Mr. Troy Railsback (SSMG)

Mr. Railsback reported that the Board packets included three candidate forms for the vacant MADC Member position.

On Motion by Mr. Natiello, seconded by Mr. O'Brien, with all in favor, the Board Approved to appoint Mr. Jackson to the vacant MADC Member position.

Mr. Natiello stated for the record that Mr. Jackson does not need to do a ride along since he has been an inspector.



3. Street Tree Trimming Schedule – Mr. Jim Gallo

Mr. Gallo reported on the importance of the street trees being trimmed prior to hurricane season. There was a lengthy discussion on this topic.

New Business

1. Pre and Post hurricane Issues – Board Discussion – Dr. Robert Carlton

Dr. Carlton reported that the Board packets included two E-Blasts about storm debris clean-up. Mr. Natiello stated that there were two porta potties that needed to be better secured before the hurricane. There was a lengthy discussion on this topic.

2. Storm Debris Removal- Process & Timeline – Dr. Robert Carlton

Dr. Carlton stated that the procedure for storm debris removal changed from last year with Hurricane Matthew. Dr. Carlton stated that this year the CDD has accepted responsibility to remove all storm debris from common areas as well as residential. Dr. Carlton stated that the company 4C's has completed the clean-up in the community. Now the rest of the clean-up will be up to Waste Pro. Dr. Carlton stated that citations for yard waste will be on hold until the next Board meeting in October. There was a lengthy discussion on this topic.

3. 2018 Preliminary Budget – Mr. Jim Gallo

Mr. Gallo reported that the Board packets included the 2018 preliminary budget. Mr. Railsback reported on the proposed Budgets for: Master, ADC, PLM, River Club and Crossings. The budgets will be mailed to property owners and property owners will be invited to attend the October Board meeting for feedback about the budgets. There was a lengthy discussion on this topic.

On Motion by Mr. Natiello, seconded by Mr. Gallo, with all in favor, the Board Approved all the Proposed Budgets for 2018.

4. Non-Compliance Issues Needing Board Review

On Motion by Mr. O'Brien, seconded by Mr. Natiello, with all in favor, the Board Approved to levy a penalty in accordance with the previously established fine matrix of \$50.00 on property # 1.

On Motion by Mr. O'Brien, seconded by Mr. Natiello, with all in favor, the Board Approved to levy a penalty in accordance with the previously established fine matrix of \$50.00 on property # 2.

On Motion by Mr. O'Brien, seconded by Mr. Gallo, with all in favor, the Board Approved to levy a penalty in accordance with the previously established fine matrix of \$50.00 on property # 3.

On Motion by Mr. O'Brien, seconded by Mr. Natiello, with all in favor, the Board Approved to levy a penalty in accordance with the previously established fine matrix of \$50.00 on property # 4.



On Motion by Mr. O'Brien, seconded by Mr. Capozzi, with all in favor, the Board Approved to levy a penalty in accordance with the previously established fine matrix of \$50.00 on property # 5.

On Motion by Mr. O'Brien, seconded by Mr. Natiello, with all in favor, the Board Approved to levy a penalty in accordance with the previously established fine matrix of \$50.00 on property # 6.

On Motion by Mr. O'Brien, seconded by Mr. Natiello, with all in favor, the Board Approved to levy a penalty in accordance with the previously established fine matrix of \$50.00 on property # 7.

On Motion by Mr. O'Brien, seconded by Mr. Natiello, with all in favor, the Board Approved to levy a penalty in accordance with the previously established fine matrix of \$50.00 on property #8.

A Motion was made by Mr. O'Brien to not levy a penalty on property # 9 did not carry due to a lack of a second.

On Motion by Mr. Natiello, seconded by Mr. Gallo, with all in favor, the Board Approved to levy a penalty in accordance with the previously established fine matrix of \$50.00 on property #9.

On Motion by Mr. O'Brien, seconded by Mr. Gallo, with all in favor, the Board Approved to levy a penalty in accordance with the previously established fine matrix of \$50.00 on property #10.

On Motion by Mr. Natiello, seconded by Mr. O'Brien, with all in favor, the Board Approved to levy a penalty in accordance with the previously established fine matrix of \$50.00 on property #11.

On Motion by Mr. O'Brien, seconded by Dr. Carlton, with all in favor, the Board Approved to levy a penalty in accordance with the previously established fine matrix of \$50.00 on property #12.

A Motion was made by Mr. O'Brien to levy a penalty on property # 13 for \$100.00 did not carry due to a lack of a second.

On Motion by Dr. Carlton, seconded by Mr. Gallo, with all in favor, the Board Approved to levy a penalty in accordance with the previously established fine matrix of \$500.00 on property #13.

Director's Requests

Mr. O'Brien request an E-Blast go out for new ADC inspector.

Dr. Carlton requested an E-Blast go out stating there will be no non-compliance on yard waste.



Adjournment

On Motion by Mr. Natiello, seconded by Mr. O'Brien, with all in favor, the meeting was adjourned at 4:23 p.m.



2 CAMINO DEL MAR | PALM COAST, FL 32137
PHONE: 386-446-6333 | FAX: 386-446-1830 | www.ssmgroupinc.com