

Grand Haven Master Association, Inc.

785 W Granada Blvd., Suite 5 | Ormond Beach, FL 32174

www.GrandHavenMHOA.com

Dr. Robert Jay Carlton, President
Mr. Vic Natiello, Vice President
Mr. Ed O'Brien, Treasurer

Mr. Al Petrie, Director
Mrs. Denise Gallo, Director
Mr. Troy Railsback, Secretary, Ex-officio

Board of Directors Meeting Minutes

March 22, 2024

2:00 p.m.

Call to Order

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

Roll Call—Establish a Quorum

Members Present: Dr. Robert Jay Carlton, Mr. Vic Natiello, Mr. Ed O'Brien, Mrs. Denise Gallo and Mr. Al Petrie

Members Absent: None.

Others Present: Mr. Troy Railsback and Mr. Daniel Geisler – 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)

There were no audience comments at this time.

President's Comments

Dr. Carlton had no comments at this time.

Approval of Minutes

On Motion by Mr. Ed O'Brien, seconded by Mr. Vic Natiello, with all in favor, the Board Approved the Meeting Minutes of the February 16, 2024 Board of Directors Meeting.

Committee Reports

Community Manager – Mr. Troy Railsback (SSMG)

Mr. Railsback updated the Board with general SSMG activities and accomplishments since the last Board Meeting.



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Finance Report – Mr. Ed O’Brien

Mr. O’Brien reviewed the year-to-date 2024 budget variances, and the percentages of each category from the February 2024 financials. Mr. O’Brien reported on each operation’s details and noted that each operation is tracking very close to budget at this time, and since it is so early in the year, he had no significant trends or variances to discuss or address. Mr. O’Brien and Mr. Railsback discussed the River Club roof replacement project finishing this year in March 2024 with the last 4 buildings roofs recently being replaced. There was also conversation related to the timing of the monthly reserve contributions for this project occurring throughout the whole year contrary to full payment happening first quarter of the year.

Property Oversight Committee – Dr. Robert Jay Carlton

Dr. Carlton reported on the ongoing collection and resolutions activities of the POC. The POC continues to endeavor to reach full compliance on the open compliance Subject(s) of Concern(s) and remaining account balances to be collected.

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

Mr. O’Brien presented the summary report on the activities of the recent meetings of the NCADC and MADC, as well as the report(s) tracking ADC Submittals and monitoring submittals through the inspection process, closure and full compliance.

Mr. O’Brien also reported on the continued efforts of the committee facilitating the 3-year review of the ADC Standards.

Private Lawn Maintenance (PLM) Liaison – Mr. Al Petrie

Mr. Petrie reported on the PLM activities and meetings with the PLM Vendors. Mr. Petrie provided insight into the topics and direction provided by SSMG to the PLM Vendors.

CC&R Compliance Liaison – Mr. Vic Natiello

Mr. Natiello conveyed last month’s compliance efforts along with other statistics relating to categories receiving the letters this period and noted trends.

Oak Tree & Neighbor to Neighbor Liaison – Quarterly Report – Mrs. Denise Gallo**

Mrs. Gallo reported on the progress and outcomes of both the Neighbor-to-Neighbor program and Oak Tree Newsletter.

Fine Committee Liaison – Mr. Troy Railsback (SSMG)

Mr. Railsback stated that the Fine Committee meeting results were provided in the Board Packet for the Board’s review. There was discussion regarding the Fine Committee’s reasoning for one of their decisions.



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Community Development District (CDD) Liaison – Mrs. Denise Gallo

Mrs. Gallo's reported on and summarized the topics discussed at the previous months CDD meeting(s) and/or workshop(s).

Mr. Polizzi of the GH CDD Board of Supervisors also reported and elaborated on the GH CDD topics/projects discussed at their last meeting.

The topics reported on included the feral hog efforts, outcome of the Village Center Café operator bids, Village Center café renovations and FY 2025 Preliminary Budget.

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

Mr. Railsback reviewed the status of the Action Items as reported in the packet, and SSMG & the Board identified those that had been completed and/or needed to stay on the report.

Unfinished Business

River Club Landscaping Project – Update – Mr. Troy Railsback (SSMG)

Mr. Railsback provided the status update, timing and basic logistics of the River Club landscape replacement project scheduled for April 2024. This project was previously reviewed and approved at GHMA Board Meetings late in 2023.

River Club Driveway Repairs – Mr. Troy Railsback (SSMG)

Mr. Railsback and Mr. Geisler presented River Club driveway and walkway repairs needed due to deflections in concrete panels. There was Board discussion and comparison between the bids as to when the project would start, how long it would take and overall pricing.

On Motion by Dr. Robert Jay Carlton, seconded by Mr. Ed O'Brien, with all in favor, the Board Approved moving forward with Perez Quality Concrete, LLC to complete the driveway and walkway repairs.

Mr. Railsback and Mr. Geisler also presented a repair needed on a River Club entry column. There was discussion on the scope of work and longevity of the repair.

On Motion by Mr. Vic Natiello, seconded by Mr. Ed O'Brien, with all in favor, the Board Approved moving forward with JGS Design Associates, LLC to complete the entry column repair.

2024 Legislative Session – Tentative Outcomes – Dr. Robert Jay Carlton

Dr. Carlton presented an overview and specific potential impacts from the recently approved legislature that is awaiting Governor approval. Dr. Carlton reviewed HB 1203, HB 293 and SB 280, all which could affect Grand Haven, and he stressed the importance of being astute on the implications when they go into effect.

New Business

MADC Volunteer Applications – Update – Mr. Ed O'Brien/Mr. Troy Railsback (SSMG)



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Mr. O'Brien and Mr. Railsback reported there wasn't enough participation for this meeting to render the Board the ability to appoint a MADC Member to fill the open position. The Board directed SSMG to readvertise the open position for the April 19, 2024 Board Meeting, and also confirm those previously interested will continue to participate and attend the April Board Meeting.

County Commission Meeting – Feral Hogs – Dr. Robert Jay Carlton

Dr. Carlton provided a summary from the 2/19/2024 joint meeting regarding feral hog activity in the area, and specifically the effects to surrounding residential communities including Grand Haven. Dr. Carlton also shared the current efforts by the county as well as plans and efforts moving forward.

PLM Pond Bank Upgrades – Mr. Al Petrie/Mr. Troy Railsback (SSMG)

Mr. Railsback indicated that SSMG will be working with PLM vendors to identify areas needing additional spartina on their lake backs. This is still in process and will be further addressed at subsequent Board Meetings(s).

Mission Statement – GHMA – Dr. Robert Jay Carlton

Dr. Carlton presented to the Board a proposed GHMA Mission Statement that encompasses the Grand Haven methodology in fulfilling its responsibilities while protecting the integrity of the community. The Board all supported the Mission Statement as written and requested it be displayed on the Grand Haven website.

Non-Compliance Issues Requiring Board Review

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

On Motion by Mr. Ed O'Brien, seconded by Mr. Vic Natiello, with Dr. Robert Jay Carlton, Mr. Ed O'Brien, Mr. Vic Natiello and Mr. Al Petrie in favor, and Mrs. Denise Gallo not in favor, the Board Approved to levy a penalty of \$50.00 on property # 2.

There was a Motion by Mr. Ed O'Brien with no second to levy a penalty of \$50.00 on property # 3. The motion dies due to a lack of a second. No penalty will be levied.

On Motion by Mr. Ed O'Brien, seconded by Mr. Vic Natiello, with all in favor, the Board Approved to levy a penalty of \$500.00 on property # 4.

On Motion by Mr. Ed O'Brien, seconded by Mr. Vic Natiello, with all in favor, the Board Approved to levy a penalty of \$500.00 on property # 5.

On Motion by Mr. Ed O'Brien, seconded by Mr. Vic Natiello, with all in favor, the Board Approved to levy a penalty of \$500.00 on property # 6.

On Motion by Mr. Ed O'Brien, seconded by Mr. Vic Natiello, with all in favor, the Board Approved to levy a penalty of \$500.00 on property # 7.



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On Motion by Mr. Ed O'Brien, seconded by Dr. Robert Jay Carlton, with all in favor, the Board Approved to levy a penalty of \$500.00 on property # 8.

On Motion by Mr. Vic Natiello, seconded by Mr. Ed O'Brien, with all in favor, the Board Approved to levy a penalty of \$1,000.00 on property # 9.

On Motion by Mr. Vic Natiello, seconded by Mrs. Denise Gallo, with all in favor, the Board Approved to levy a penalty of \$1,000.00 on property # 10.

On Motion by Mr. Ed O'Brien, seconded by Mrs. Denise Gallo, with all in favor, the Board Approved to levy a penalty of \$1,000.00 on property # 11.

On Motion by Mr. Ed O'Brien, seconded by Mr. Vic Natiello, with all in favor, the Board Approved to levy a penalty of \$1,000.00 on property # 12.

Director's Requests

Mr. Natiello requested that the GHMA website be updated with corrected language in the FAQ regarding parking in the street.

Dr. Carlton requested Board Members always let him know whether they have agenda items for upcoming meetings. Dr. Carlton also mentioned to the Board that he investigated having the ADC Standards recorded and if there was any significant benefit to doing so. The advice from the legal counsel was having the document recorded certainly is preferred, but not necessary. The cost of having it recorded is very expensive due to the significant number of pages in the document, therefore the Board will not be doing that at this time.

Mr. Ed O'Brien mentioned to the Board that SSMG is closed in observance for Good Friday on March 29, 2024, therefore he is recommending that an E Blast be sent notifying that the MADC submittal deadline date for the April 3rd MADC meeting has been changed from Wednesday, March 27th to Tuesday, March 26th to give Brienne enough time to get the MADC Agenda out on Thursday, March 28th instead of Friday. The Board agreed with the change for this meeting cycle.

Adjournment

On Motion by Mr. Vic Natiello, seconded by Mr. Ed O'Brien, with all in favor, the meeting was adjourned at 4:56 p.m.