

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

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

[www.GrandHavenMHOA.com](http://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 Agenda**

**July 18, 2025**

**2:00 p.m.**

- I. Call to Order\***
- II. Roll Call – Establish Quorum**
- III. Pledge of Allegiance**
- IV. Audience Comments (Three Minute Rule, Non Agenda Items)**
- V. President's Comments**
- VI. Approval of Minutes**
  - 1. June 20, 2025
- VII. Committee Reports**
  - 1. Community Manager – Mr. Troy Railsback/SSMG
  - 2. Finance Report – Mr. Ed O'Brien
  - 3. Property Oversight Committee – Dr. Robert Jay Carlton
  - 4. Architectural Design Committee (ADC) Liaison – Mr. Ed. O'Brien
  - 5. Private Lawn Maintenance (PLM) Liaison – Mr. Al Petrie
  - 6. CC&R Compliance Liaison – Mr. Vic Natiello
  - 7. Oak Tree & Neighbor to Neighbor Liaison – Quarterly Report\*\* – Mrs. Denise Gallo
  - 8. Fine Committee Liaison – Mr. Troy Railsback/SSMG
  - 9. Community Development District (CDD) Liaison – Mrs. Denise Gallo
  - 10. Action Item Review – Mr. Troy Railsback/SSMG
- VIII. Unfinished Business**
  - 1. River Club Irrigation Project – Update – (SSMG)
  - 2. River Club Landscaping Project – (SSMG)
  - 3. MADC – Process & Procedures – Update – (EO/SSMG)
- IX. New Business**
  - 1. Reinvestment of Association's Funds – Discussion – (EO/SSMG)
  - 2. Proposed Board Resolution – Feeding Wildlife – (RJC)
- X. Non-Compliance Issues Requiring Board Review**
- XI. Director's Requests**
- XII. Adjournment**

**\* For the purpose of accurately recording/transcribing the meeting minutes, it is necessary that all audience members addressing the Board at any time, state their name and property address. Thank you for your participation and commitment to Grand Haven.**

**\*\* March, June, September, December**