

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 Agenda

September 19, 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. August 22, 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. Crossings Holly Tree Replacement Program – (SSMG)
 - 2. River Club Landscaping Plan – (SSMG)
 - 3. Draft Resolutions – Final Board Discussion and Vote – (RJC)
 - a. Artificial Turf Installation – Prohibition
 - b. Feeding Wildlife – Prohibition
 - c. Wild Oaks Driveway Modifications
- IX. New Business**
 - 1. Draft Resolution – Exterior Residential Lighting and Winter Holiday Lighting – (RJC)
 - 2. Locations of EV Charging Fixtures – (SSMG)
 - 3. 2026 Proposed Budget – Discussion & Board Review – (EO/SSMG)
 - 4. Sidewalk Inspection Report – (SSMG)
 - 5. Volunteer Position – Recommendation – (EO)
- 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**



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