

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

October 24, 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. September 19, 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 Program – (SSMG)
 - 3. Sidewalk Inspection Report – (SSMG)
 - 4. 2026 Budget – Owner Input and Consideration for Approval – (EO/SSMG)
 - 5. CDD Residential Street Tree Removal Program – (RJC/DG)
- IX. New Business**
 - 1. MADC Candidate – Recommendation – (EO)
 - 2. GHMA Board Candidate to Complete Term of Open Board Seat – (RJC)
 - 3. Winter Holiday Lighting Resolution – Clarification – (RJC)
 - 4. Holiday Luncheon for Volunteers – (SSMG)
- 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**