

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

February 21, 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. January 24, 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. SSMG 2025/2026 Revised Fee Schedule and Contract – Update – (EO/RJC)
 - 2. Insurance Program – Timelines and Coverage – (RJC)
 - 3. ADC/GHMA A/V Equipment – Update – (SSMG)
 - 4. The Elimination of Existing Bank Service Fees – (EO/SSMG)
 - 5. PLM Survey Revisions – Update – (SSMG)
- IX. New Business**
 - 1. GHMA Approval for the Installation of Irrigation Wells – (RJC)
 - 2. River Club Driveway Repairs – (SSMG)
 - 3. River Club Landscaping Project – (SSMG)
 - 4. Palm Coast Observer – Promotional E-Blast – (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**