

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
Dr. Michael Tebbano, Treasurer

Mrs. Denise Gallo, Director
Mr. Jerry (J.D.) Stratton, Director
Mr. Troy Railsback, Secretary, Ex-officio

Board of Directors Meeting Agenda February 20, 2026 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 16, 2026
- VII. Committee Reports**
 - 1. Community Manager
 - 2. Finance Report
 - 3. Property Oversight Committee
 - 4. Architectural Design Committee (ADC) Liaison
 - 5. Private Lawn Maintenance (PLM) Liaison
 - 6. CC&R Compliance Liaison
 - 7. Oak Tree & Neighbor to Neighbor Liaison – Quarterly Report**
 - 8. Fine Committee Liaison
 - 9. Community Development District (CDD) Liaison
 - 10. Action Item Review
- VIII. Unfinished Business**
 - 1. Accommodation Request – (RJC)
 - 2. 2026 Insurance Renewal Plan – (SSMG)
 - 3. Crossings Holly Tree Replacement Program – (SSMG)
 - 4. PLM Survey Results Update – (SSMG)
 - 5. CDD Residential Street Tree Removal Program Update – (RJC)
- IX. New Business**
 - 1. Corporate Transparency Act (CTA) Update – (VN)
 - 2. Visitation Protocol for MADC Committee Members and Inspectors – (RJC)
 - 3. Responsibilities of CDD & Owners following Mandatory CDD Street Tree Removal – (DG)
- X. Non-Compliance Issues Requiring Board Review**
- XI. Director's Requests**
- XII. Adjournment**

– Mr. Troy Railsback/SSMG
– Dr. Michael Tebbano
– Dr. Robert Jay Carlton
– Mrs. Denise Gallo
– Mr. Jerry (J.D.) Stratton
– Mr. Vic Natiello
– Mrs. Denise Gallo
– Mr. Troy Railsback/SSMG
– Dr. Michael Tebbano
– Mr. Troy Railsback/SSMG

* 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