

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 – Mr. Troy Railsback/SSMG
 - 2. Finance Report – Dr. Michael Tebbano
 - 3. Property Oversight Committee – Dr. Robert Jay Carlton
 - 4. Architectural Design Committee (ADC) Liaison – Mrs. Denise Gallo
 - 5. Private Lawn Maintenance (PLM) Liaison – Mr. Jerry (J.D.) Stratton
 - 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 – Dr. Michael Tebbano
 - 10. Action Item Review – Mr. Troy Railsback/SSMG
- 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**

*** 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**