

# ***Grand Haven Master Association, Inc.***

785 W. Granada Blvd., Suite 5 | Ormond Beach, FL 32174

[www.GrandHavenMHOA.com](http://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**

**June 19, 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. May 22, 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. Street Tree Inspection Report – (SSMG)
  - 2. MADC Applicant – Update – (DG)
  - 3. The Crossings Holly Tree Replacement Program – Update – (SSMG)
- IX. New Business**
  - 1. River Club Chimney Removal/Roof Repair – (SSMG)
  - 2. GHMA Board Applicant – (RJC)
  - 3. Management Contract – 2027-2029 – Overview and Proposal – (RJC)
  - 4. CDD Proposal – Capital Contribution Fees – Amended Item – (RJC)
- 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**