

Grand Haven Master Association, Inc.
Board of Directors Meeting Agenda
July 17, 2008

Call to Order

The meeting was called to order at 2:20 p.m.

Members Present: Kenny O'Connor, Rob Sedelmyer, Marc Dwyer, Wil Hessert and Ray Smith

Others Present: Troy Railsback, Fred Annon, Jr. –Southern States Management Group

A quorum was established

Approval of Minutes – June 19, 2008

The Board approved the June 19, 2008 Board Meeting minutes as written.

Committee Reports

Community Manager -- SSMG

There was a presentation regarding the enforcement activities provided by the Community Manager. This presentation outlined the details of routes traveled and the time required per route.

There was also a review and discussion pertaining to the activity reports provided by the Community Manager.

Finance Report – Ray Smith

Mr. Smith reported on Association finances. There was review and discussion pertaining to the financial reports.

Communications – Ray Smith

Mr. Smith reported the newsletter will be published in early August 2008.

By-Laws Review – Marc Dwyer

Mr. Dwyer reported the Association is in compliance with Chapter 720, Florida Statutes. This item will be removed from future meeting agenda unless there is action on Association By-Laws.

Action Item List Review – Rob Sedelmyer

The Board reviewed and discussed the status of action items from the previous meeting. There was discussion regarding the format of Board Meeting Minutes.

PLM – Rob Sedelmyer

Mr. Sedelmyer reported on the Private Lawn Maintenance program.

Unfinished Business

There was no unfinished business.

New Business

Policy for Board meeting minutes – Marc Dwyer

ON MOTION BY Marc Dwyer, seconded by Wil Hessert, with all in favor, the Board approved waiting a month to review another set of Board Meeting minutes before agreeing that the new format for Board Meeting minutes is acceptable.

Riverview Condominium site fence – Kenny O’Connor

Mr. Railsback reported on repair of the recently installed Riverview Condominium site fence which was damaged in a windstorm.

PLM Village Billing

There was discussion regarding requiring ICI homes to pay monthly assessments on properties they own in PLM Villages instead of employing their own lawn maintenance service. Management will research the issue and report to the Board.

ON MOTION BY Rob Sedelmyer, seconded by Wil Hessert, with all in favor, the Board approved billing all properties in PLM Villages, without exception, for the proscribed monthly payment no later than January 1, 2009.

ON MOTION BY Ray Smith, seconded by Marc Dwyer, with all in favor, the previous motion was withdrawn.

Adjournment

ON MOTION BY Wil Hessert, seconded by Rob Sedelmyer, with all in favor, the meeting was adjourned.

Audience Comments

The Board responded to owner questions regarding vacant lot maintenance, oak tree trimming, make up of the Advisory Council and the possibility of denying community access to owners who are delinquent in paying their assessments. The Board has no authority to deny owner access.

Action Item List

1. Consideration of policy to discontinue lawn service in PLM Villages at properties where owners are not paying monthly assessments.
2. Capture additional information in Board Meeting Action items and motions
3. Develop legal strategy for collecting delinquent assessments.
4. Take By-Laws Review from Agenda, unless there is action on Association By-Laws
5. Prepare specifications for PLM contract bids by the first week in August.
6. Prepare response letter to Jim Cullis.
7. Make transfer from Master account to reserve account for amount in excess of 1.5 months cash.
8. Give to attorney to file lien, River Club owner \$844.64 delinquent.