

Grand Haven Master Association, Inc.
Board of Directors Meeting
June 19, 2008

Call to Order:

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

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

Others Present: Fred Annon, Jr. – Southern States Management Group
Members' sign-in sheet is located in Association Meeting File

A quorum was established.

Approval of Minutes – May 15, 2008

The Board approved the May 15, 2008 Board Meeting minutes as written.

Committee Reports

Community Manager—Fred Annon, Jr.

There was 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 advised the next newsletter will be mailed to owners around the end of July.

By-Laws Review – Marc Dwyer

There was no report.

Action Item List Review – Rob Sedelmyer

The Board reviewed and discussed the status of action items from the previous meeting.

PLM – Rob Sedelmyer

Rob Sedelmyer reported on preparations for PLM contract negotiations and the overall status of the PLM program.

Unfinished Business

CC& R Violation Litigation

There was discussion regarding the status of the impending legal action for the CC&R violations at 84 River Trail Drive and 20 Grandview Drive.

New Business

CDD Pond Project

There was discussion regarding revisions to the current ADC Guidelines and Association CC& R's pertaining to the installation and maintenance of sod to the lake bank water line to mirror the recommendations from the CDD Pond Project.

CDD Best Practices Policy

There was discussion regarding the CDD Best Practices Policy for landscape maintenance.

Legal Process Viability

Discussion regarding this agenda item was tabled.

Late Fees and Interest – Fines

There was discussion pertaining to Resolution 2007-01 and the opinion of counsel (March 2007) pertaining to the legal application of late fees and interest to fines, as specifically stated in the recorded CCR's for each Village.

ON MOTION BY Ray Smith, seconded by Marc Dwyer, the Board approved instructing Property Management to cease charging late fees on fines and remove all late fees on existing fines based on the March 2007 legal opinion. Motion Failed.

ON MOTION BY Ray Smith seconded by Rob Sedelmyer , with all in favor, the Board approved instructing Property Management to immediately cease charging late fees and interest on fines in villages where said charges are not applicable - based on the March 2007 legal opinion. Also all previous unauthorized late fees and interest charged against unpaid fines are to be reversed.

The Crossings at Grand Haven HOA

There was a formal request with general discussion regarding the incorporation of the management and enforcement functions of the Crossings at Grand Haven Homeowners' Association, Inc. into the Grand Haven Master Association, Inc. and the dissolution of the Crossings at Grand Haven Homeowners' Association, Inc. by its members.

ADC Meeting Site

There was discussion regarding a permanent change for the time and location of the regular meetings of the Grand Haven ADC and any necessary notice requirements. Ms. O'Connor, as Association President, will facilitate any changes and advise all the involved parties accordingly.

Format of Meeting Minutes

The Board directed Property Management to include only topics of general discussion, motions, and action items in Board Meeting Minutes, effective immediately.

ON MOTION BY Rob Sedelmyer, seconded by Ray Smith, with all in favor, the Board approved having the Grand Haven Master Association president/chairperson conduct a written performance appraisal of and reviewed with the contracted property management firm in January, April, July, and October of each year. The format of the review is offered as exhibit 1 and included as an integral component of this motion. The blank format may be updated at any time as required and included in each Board Member's handbook with the date of revisions noted on form.

Adjournment

The meeting was adjourned at 4:00 p.m.

Audience Comments

The Board responded to owner concerns about landscape maintenance in the Village Oaks Neighborhood.

Grand Haven Master Association, Inc.
Action Items

	Item	Action By:	Notes
1	Meeting Minutes - to be distributed within 2 weeks of meeting date	SSMG	sent May 29, 2008
2	Build out sample letter - email to Ray	SSMG	sent May 15, 2008
3	Question: What review/analysis of financials is provided by SSMG	SSMG	
4	Financials: Account for expense credits as income	SSMG	
5	Cash Flow Statements	SSMG	