

Grand Haven Master Association, Inc.
Board of Directors Meeting
November 20, 2008

Call to Order

The meeting was called to order at 2:00 p.m.

Roll Call – Establish Quorum

Members Present: Ray Smith, Wil Hessert, Marc Dwyer

Members Absent: Kenny O'Connor, Rob Sedelmyer

Others Present: Troy Railsback, Southern States Management Group

Board Reorganization

Rob Sedelmyer resigned his position on the Board effective October 22, 2008.

ON MOTION BY Wil Hessert , seconded by Marc Dwyer, with all in favor, the Board appointed Ray Smith to serve the remaining term of Rob Sedelmyer.

Approval of Minutes--September 18, 2008 & October 16, 2008

The Board approved the September 18, 2008 and October 16, 2008 Board Meeting minutes as written.

Committee Reports

Community Manager

There was a review and discussion pertaining to the activity reports provided by the Community Manager. Annual Meeting and Election Notices will be mailed this week.

Finance Report

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

Communications

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

Action Item List Review

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

Unfinished Business

PLM Bids/Award contracts

ON MOTION BY Ray Smith, seconded by Marc Dwyer, with all in favor, the Board accepted the bids of Edging Success Landscaping for the landscape maintenance contracts for Heritage Oaks, Lakeside, Linkside, Pine Harbor, The Reserve, Riverwalk, and Village Oaks.

ON MOTION BY Ray Smith, seconded by Marc Dwyer, with all in favor, the Board accepted

the bid of All American Maintenance for the landscape maintenance contract for the River Club.

**2009 Budgets
GHMA Budget**

ON MOTION BY Ray Smith, seconded by Marc Dwyer, with all in favor, the Board adopted the Grand Haven Master Association Proposed Operating Budget for fiscal year 2009 of \$225,218.00 that requires an assessment per unit of \$109.00 per year.

ADC Budget

ON MOTION BY Ray Smith, seconded by Marc Dwyer, with all in favor, the Board adopted the Grand Haven Architectural Design Committee Proposed Operating Budget for fiscal year 2009 of \$46,400 that does not require an additional assessment.

River Club Budget

ON MOTION BY Ray Smith, seconded by Marc Dwyer, with all in favor, the Board adopted the River Club at Grand Haven Proposed Operating Budget for fiscal year 2009 of \$172,797.68 that requires an assessment per each River Club property of \$200.00 per month.

PLM Budget

ON MOTION BY Ray Smith, seconded by Marc Dwyer, with all in favor, the Board adopted PLM assessments using the following logic: base cost of the landscape contract plus costs associated with non-payers plus management fees plus costs to repay loans and accumulate working capital. The resulting monthly assessments by village are:

The Reserve	\$58.00
Linkside	\$73.00
Village Oaks	\$81.00
River Walk	\$70.00
Pine Harbor	\$86.00
Lakeside	\$68.00
Heritage Oaks	\$70.00

**New Business
Crossings Merger**

ON MOTION BY Ray Smith, seconded by Marc Dwyer, with all in favor, the Board approved the proposed merger document facilitating the incorporation of The Crossings at Grand Haven Homeowners' Association into the Grand Haven Master Association. They shall be formally known as The Crossings Village and the merger is subject to:

- 1. Fully executed merger documents clearly transferring all assets of The Crossings at Grand Haven Homeowners' Association to the Grand Haven Master Association.**
- 2. Any and all cost borne by the merger activity shall be paid by the Crossings Village.**

3. Any and all funds of the Crossings at Grand Haven Homeowners Association shall be under the full control of the Grand Haven Master Association for the benefit of the Crossings Village.
4. Effective the date of merger Owners of Lots in the Crossings Village shall be responsible for their pro rata share for any and all current and future costs, including but not limited to, operating cost, reserve funding and insurance costs for the recreational amenities transferred as part of this merger.

The Reserve Ballot Update – PLM

There was review and discussion pertaining to the ballots regarding lawn maintenance services in The Reserves.

Lake Bank Maintenance

There was review and discussion pertaining to lake bank maintenance requirements.

ON MOTION BY Ray Smith, seconded by Marc Dwyer, with Mr. Smith in favor and Mr. Dwyer and Mr. Hessert opposed, the Board voted to accept the CDD request to not require sod to the high water line around CDD ponds and inform the ADC to not enforce this CC& R requirement. The motion was amended to the following:

ON MOTION BY Marc Dwyer, seconded by Ray Smith, with all in favor, the Board approved sending a memorandum to the ADC in recognition of LandMar's policy request not to install sod to the high water line. The Grand Haven Master Association will instruct the ADC to take that into consideration when approving landscape plans.

Owner Correspondence

There was review and discussion pertaining to owner correspondence regarding fines and problems with tree roots lifting sidewalks.

ON MOTION BY Wil Hessert, seconded by Ray Smith, with all in favor, the Board approved changing the enforcement process to a dual notification process: first to be a heads up notification of the violation and second to be the actual notification of the violation under the fine process.

Adjournment

The meeting was adjourned at 2:59 p.m.

Audience Comments

The Board responded to owner questions regarding the Reserve Village vote on landscape maintenance services and the collection process for delinquent assessments.