

Grand Haven Master Association, Inc.
Board of Directors Meeting
June 18th, 2009

Call to Order

The meeting was called to order at 2:11 p.m.

Roll Call – Establish Quorum

Members Present: Kenny O'Connor, Ray Smith, Roy Search, Robert Witty, (Gen. Wil Hessert)

Others Present: Troy Railsback – Southern States Management Group

Members' sign-in sheet is located in Association Meeting File

A quorum was established.

Approval of Minutes

The Board approved the April 23rd, 2009 meeting minutes as written.

Committee Reports

Community Manager - SSMG

There was review and discussion pertaining to activity reports supplied by the Community Manager. Specific topics discussed were lien action, and CC&R enforcement reports.

Finance Report - Ray Smith

Mr. Smith reported on Association finances. There was discussion regarding cash flow statements, profit and loss, and the accrual accounting process used by SSMG. The Board requested a meeting with SSMG to discuss accounting procedures.

Communications - Ray Smith

Mr. Smith reported on the status of the newsletter. A discussion occurred concerning the usage of paid advertisers to offset the cost of the newsletter. Suggestions were made to include uniform reminders, such as, lawn debris/ trash being left out on unscheduled days, in future newsletters.

Action Item List Review - SSMG

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

Unfinished Business

ADC Fence Guidelines

There was discussion and review regarding the ADC fence policy.

On Motion By Ray Smith, seconded by Roy Search, with all in favor, the Board approved a change in ADC guidelines for fences.

Crossings Pool

The Flagler County Health Inspector has inspected the pool and deemed it to be in compliance. Research is being conducted to ensure the most effective insurance policy and corporate structure is in place for the Crossing Village pool.

Reserve for Replacements

There was discussion concerning the status of replacement estimates for: (i) the Crossings Village pool and bath house; and (ii) the River Club roof replacement, painting, and other reserve funding. The estimates are being developed and will be available for review by the Board for consideration prior to and during the 2010 budget process.

Private Lawn Maintenance

There was discussion pertaining to the status of the current sod replacement activity, identifying solutions to other existing/new damaged areas, and other open PLM items. The point was made that it is the homeowner's responsibility to ensure proper irrigation. Also discussed was the inability to remove the sidewalks stains in the Riverwalk Village. The Board will continue to review the PLM program to seek areas for improvement.

New Business

Troy Railsback provided an update as to the status of 24 Pelican Court.

There was discussion pertaining lake bank maintenance. The CC&R enforcement process will be utilized to address lake bank maintenance violations.

Adjournment

The meeting was adjourned at 3:37p.m.

Audience Comments

There was discussion pertaining to PLM: (i) the condition of some lawns and (ii) reporting of irrigation system checks; and (iii) concern was expressed regarding a dead tree in a preserve. There was also discussion regarding the ADC committee.