

Grand Haven Master Association, Inc.

Post Office Box 354785 | Palm Coast, Florida 32135
www.grandhavenmhoa.com

Board of Directors Meeting Minutes August 20, 2010 2:00 p.m.

Call to Order

The meeting was called to order by Kenny O'Connor at 2:03 p.m.

Roll Call—Establish a Quorum

Members Present: Kenny O'Connor, Roy Search, Ray Smith, Gene D'Iorio, Judy Hackstaff

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 of Directors approved the meeting minutes of the June 18, 2010 Board of Directors meeting.

Committee Reports

Community Manager-

Mr. Railsback addressed Board member concerns regarding the enforcement process. There was discussion concerning separate bank accounts for the GHMA, PLM, River Club, and Crossings. Mr. Railsback reported on the minimum square footage requirements set by the ADC. Fairways Edge is the only village that does not have a minimum square footage requirement. As a result, the Board directed the ADC to use its best judgement on a case by case basis.

Finance Reports- Judy Hackstaff

Board members discussed Association finances. Ms. Hackstaff recommended creating a capital improvement plan to anticipate when items need to be replaced/improved.

Communications- Ray Smith

Mr. Smith discussed the timing of the annual election notices, and the Board discussed proposed dates for the annual meeting. There was conversation concerning future newsletters. The Board discussed the most effective way to call attention to compliance issues affecting numerous Association members. Board members discussed various ways to communicate with Association members.

Action Item List- SSMG

The Crossings Village pool pump was replaced, and the pool sign will be completed in the near future. There was discussion regarding mailbox fees.

Unfinished Business

The lifted sidewalk repair techniques were discussed. Mr. Railsback discussed PLM data and sod replacement, including the most effective way to communicate with Owner's regarding their property's specific needs or deficiencies. Mr. Smith requested Mr. Railsback contact the Association's lawyer and ask specific questions



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concerning ADC committee member's liability under certain circumstances. He also asked Mr. Railsback to contact our D&O insurance agent and ask about cover under certain circumstances.

New Business

Ms. O'Connor discussed the need for a Nominating Committee for the upcoming January election, and Mr. Smith agreed to be Chairman of this committee. A proposed budget is on schedule for the Board's review. Mr. Smith proposed changes to PLM management. Ms. O'Connor reported that the Audit has been completed.

Ms. Hackstaff discussed Treasury management. There was discussion in regards to reoccurring violations. The Board implemented the policy that when an owner is cited the third time for the same violation within a one year period, that third notice would be a Violation Letter noticing them for the next Fine Committee meeting and the Fine Committee will review the reoccurring violation activity, regardless if the recent violation was cured.

On Motion by Judy Hackstaff, seconded by Roy Search, with All In Favor, the Board voted to deny Mr. Quackenbush's written request to refund fines and legal fees paid concerning 2 Sailfish Drive.

Adjournment

The meeting was adjourned at 3:29 p.m.

Audience Comments

A Village Oaks resident addressed concerns with PLM.

A resident expressed concern with PLM communications and watering restrictions. Mr. Railsback stressed the need for adequate irrigation and suggested that extremely dry areas may be hand watered, or sprinkler heads may be added.

Residents expressed the need for clear and specific communication between owners, contractors, and SSMG regarding PLM.



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