

# ***Grand Haven Master Association, Inc.***

Post Office Box 354785 | Palm Coast, Florida 32135

[www.grandhavenmhoa.com](http://www.grandhavenmhoa.com)

## **BOD Meeting Minutes April 22, 2011**

### **Call to Order**

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

### **Roll Call—Establish a Quorum**

**Members Present:** Judy Hackstaff, Patty Stauffer, Gene D’Iorio, Dr. Robert Carlton, Gerald Kagan,

**Others Present:** Troy Railsback – Southern States Management Group

A quorum was established.

Members’ sign-in sheet located in Association Meeting File

### **Approval of Minutes**

The Board of Directors approved the meeting minutes from the March 25, 2011 Board of Directors meeting.

### **Committee Reports- Community Manager**

Sod replacement is scheduled to occur the week of April 25<sup>th</sup>. Mr. Railsback explained the reason for the sod replacement delay is due to a late freeze at the sod farm. Additionally, he explained the benefits of using local sod as opposed to sod purchased from other areas. Mr. Railsback also expressed concern with the delay of the sod replacement, and will be investigating additional options with the contractor. Mr. Railsback reported on the PLM sod replacement financial impact to the PLM working capital funds.

### **Finance Report- Mr. Gene D’Iorio**

Mr. Railsback pointed out where the Master, River Club and Crossings Balance Sheet reflected the dollar amounts and maturity terms for the laddered CD’s recently purchased per the Board’s direction. Mr. D’Iorio discussed Association finances, specifically properties with fines assessed, which was followed by Board review and discussion.

### **Communications- Mrs. Judy Hackstaff**

#### **Unfinished Business**

#### **PLM/RFP Questionnaire and Dates- Mrs. Judy Hackstaff**

Mrs. Hackstaff discussed the possibility of providing a PLM questionnaire in June/July. There was discussion regarding the PLM Responsibility Matrix.

#### **Street tree requirements-status/April 6<sup>th</sup> ADC meeting- Mr. Gerald Kagan**

A discussion took place regarding the ADC’s acceptable street tree guidelines. There was further discussion regarding the ADC’s interpretation of guidelines. Mr. Kagan reported that he will be following up with the Declarant and the ADC regarding this and other ADC processes.

#### **Newsletter- Mrs. Patty Stauffer/Mrs. Judy Hackstaff**

There was dialogue regarding newsletter content and changes.

### **Major Projects**

#### **Leases- Mrs. Judy Hackstaff**

There was conversation on topic of leased properties that are not paying assessments. Additional conversation included having a valid lease on file, and ensuring that all tenants are adhering to the CC&R’s.



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## **CDD and gate access- Mrs. Judy Hackstaff/SSMG**

The GHMA will be working with the CDD regarding the ability to establish a policy regarding community access and amenity use for leased properties and properties that have outstanding balances and/or covenant violations.

## **CDD and security- Mrs. Judy Hackstaff/SSMG**

### **Problematic properties- Dr. Robert Carlton**

The Board deliberated solutions for properties with reoccurring issues.

### **Unpaid assessments- Mrs. Judy Hackstaff/SSMG**

Mr. Railsback discussed the process for collecting these fees, and explained what happens to foreclosed properties. A suggestion was made to put use restrictions on the amenities for those who have not paid assessments and/or have outstanding covenant violations.

**On Motion by Gene D'Iorio, and seconded by Gerald Kagan, with all in favor, the Board moved to obtain a legal opinion regarding community access and amenity privileges for properties with unpaid assessments and/or outstanding covenant violations.**

### **Wells and rust/maintenance- Mrs. Judy Hackstaff/SSMG**

There was conversation regarding properties with well issues. It was noted that the depth of the well is a factor in the purity of the water. Confirming working rust systems and/or ADC Well Agreements will be part of the enforcement process regarding this ongoing issue.

### **New Business**

None to report at this time.

### **Adjournment**

**The meeting was adjourned at 3:30p.m.**



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