

Grand Haven Master Association, Inc.

Post Office Box 354785 | Palm Coast, Florida 32135

www.grandhavenmhoa.com

BOD Meeting August 19, 2011

Audience Comments- Regarding Agenda Items Only

Call to Order

The meeting was called to order at 2:02 p.m.

Roll Call—Establish a Quorum

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

Others Present: Troy Railsback – Southern States Management Group
Lindsay Marriott- Southern States Management Group

A quorum was established.

Members' sign-in sheet located in Association Meeting File

Approval of Minutes

On Motion By Gene D'Iorio, seconded by Patricia Stauffer, with all in favor, the board voted to approve the Meeting Minutes from the June 17, 2011 Board of Directors Meeting.

Committee Reports-Community Manager

Mr. Railsback reported that the standard packet has been sent out. He is currently in the process of gathering information for the upcoming budget process. The GHMA mowed several unimproved lots that have been neglected.

Finance Report- Mr. Gene D'Iorio

Mr. D'Iorio reported that GHMA is ahead on all budgets. Mr. Railsback clarified the accounting procedures of the Unimproved Lot Maintenance Program. There was discussion regarding pressure cleaning of the River Club, which will not occur until September/October.

ADC- Mr. Jerry Kagan

There was discussion related to color versus texture. Mr. Kagan suggested that future ADC paint submittals be required to use a flat paint finish. The main concern is that a semi-gloss finish alters the shade of the paint, and the end result will differ from the approved paint color. Mr. Railsback suggested that the Board work with the ADC to formally communicate paint finish guidelines.

Action Item List Review-SSMG

No pending Items

Unfinished Business

PLM Bid Status- Mr. Gene D'Iorio/Mrs. Judy Hackstaff

Mr. D'Iorio discussed the results of the PLM survey. Thirteen Contractors expressed interest in providing service to the eight PLM villages up for contract renewal. Of the thirteen, nine contractors submitted bids. The Board will review these bids and determine the best contractor for each village. There was additional discussion regarding sod conditions.



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Newsletter- Mrs. Patty Stauffer

The next edition of the Oak Tree will be available in September 2011.

Garage/Estate Sales Rule Status- SSMG

Taylor & Carlos reviewed the CC&R's regarding the different types of sales that attract mass invites onto the property/residential lots. Mr. Railsback suggested that the Boars implement a formal language to present to the Attorney.

On Motion By Dr. Robert Carlton, seconded by Gene D'Iorio, with all in favor, the Board voted to prohibit outdoor sales on any residential lot, tract, or location within the property. The term "Outdoor Sale" means any garage sale, estate sale, rummage sale, lawn sale, or any other similar type of sale of tangible personal property, such as but not limited to, arts, crafts, clothing, household effects, tools, garden implements, toys, books, recreation equipment, or other used or secondhand items customarily found in or about the home.

On Motion By Dr. Robert Carlton, seconded by Gene D'Iorio, with all in favor the Board voted to adopt the following Solicitation Policy: Solicitation of any type is prohibited on the Residential Areas within the property. Solicitation is defined as the sale or lease of consumer goods or services, or the advertisement of such goods and services, in which the seller, without invitation, personally solicits or advertises the sale or lease via travel to Residential Units within the Properties. Solicitation also includes an individual, or individuals, that travel door to door for political, charitable, religious, or educational reasons.

Problematic Properties- Dr. Robert Carlton

The Problematic Properties Committee (PPC) has come up with recommendations for these properties.

On Motion by Dr. Robert Carlton, seconded by, Gerald Kagan, the Board discussed the approval of the following recommendations of the Problematic Properties Committee:

Recommendations:

1. We have identified eight rented properties that are in excess of 60 days delinquent in fines, assessments and/or special assessments. The PPC is recommending that the board approves the implementation of the process to demand that rent monies be paid directly to GHMA until arrears are satisfied. This procedure will also be implemented on all future rental properties meeting the above criteria.
2. Place liens on all properties with fines that are delinquent in excess of both 90 days and \$1,000.
3. Identify one or two properties which best meet the criteria for successful litigation (positive payment history and adequate credit ratings) and with the advice of counsel, initiate foreclosure proceedings.
4. Distribute a one time "amnesty" letter which provides for the elimination of existing **fines** and potential legal fees if infraction is corrected within 60 days. Thereafter, the property must be free of additional fines for a period of one year.
5. Distribute a one time "amnesty" letter which provides for the elimination of all interest and potential legal fees if all past due **assessments** are paid in full within 60 days. As an alternative to full payment,



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a payment schedule must be negotiated within 30 days for the outstanding amount of all past due assessments. The terms of the payment schedule shall not exceed one year.

6. Distribute a one time “amnesty” letter to owners of undeveloped properties which provides for the elimination of past due fines in return for a minimum of two year enrollment in the Unimproved Lot Maintenance Program. As an alternative to enrollment in the ULMP the property owner must demonstrate through a written agreement with an independent contractor that lot maintenance will be provided for a period of not less than one year.

On Motion By Gene D’Iorio, seconded by Judy Hackstaff, with all in favor, the Board voted to amend the original Motion so it reads (underline text indications additions; ~~striketrough text~~ indicates deletions):

1. We have identified eight rented properties that are in excess of 90 ~~60~~ days delinquent in fines, assessments and/or special assessments. The PPC is recommending that the board approves the implementation of the process to demand that rent monies be paid directly to GHMA until arrears are satisfied. This procedure will also be implemented on all future rental properties meeting the above criteria.
3. Identify one or two properties which best meet the criteria for successful litigation (positive payment history and adequate credit ratings) to present to the Board and Counsel at a future meeting for further action with recommendations and possible next steps ~~and with the advice of counsel, initiate foreclosure proceedings.~~

New Business- SSMG

Upcoming Budget Activities

Mr. Railsback discussed the timeline for upcoming Budgets. There was additional conversation regarding insurance coverage costs for the Crossings pool, as well as various ongoing violations such as the distribution of advertisements/door hangers, and commercial vehicle parking.

Adjournment

The meeting was adjourned at 3:33p.m.

Audience Comments

A resident expressed concerns regarding the distribution of flyers in the community. There was discussion on the topic of abandoned properties.



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