

Grand Haven Master Association, Inc.

Post Office Box 354785 | Palm Coast, Florida 32135

www.grandhavenmhoa.com

BOD Meeting December 9th, 2011

Call to Order

The meeting was called to order at 2:01 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

A quorum was established.

Members' sign-in sheet located in Association Meeting File

Approval of Minutes

The minutes from the November 18, 2011 meeting will be reviewed at the next Board of Directors Meeting.

Committee Reports-Community Manager

Mr. Railsback reported a vehicle went under the fence surrounding the Riverview Phase 2 site.

Finance Report- Mr. D'Iorio

Nothing new to report at this time

ADC- Mr. Kagan

Nothing new to report at this time

Communications/Newsletter- Mrs. Stauffer

Mrs. Stauffer is working towards producing a January edition of The Oak Tree.

Problematic Properties- Dr. Carlton

Dr. Carlton reported that the Problematic Properties Committee has liens filed and will continue to encourage those with delinquent assessments to bring their account current. There was discussion regarding two trucks in North Park Village that appear to be contractor vehicles.

Action Item List Review-SSMG

All have been resolved.

Unfinished Business

Wild Oaks Special Assessment

A letter noticing this meeting and proposed Special Assessment amount went out to all Wild Oaks property owners.

On Motion By Gerald Kagan, seconded by Dr. Robert Carlton, with all in favor, the Board voted to levy a Special Assessment to all Wild Oaks property owners to cover costs incurred in amending the Built Out requirement covenant.

Format of Proposed Town Hall Meeting between CDD & Homeowners'- Dr. Carlton

Mr. Tom Lawrence discussed the proposed general format of future Town Hall meetings. The CDD would like a representative from GHMA to attend these meetings. The GHMA representative would be available to clarify GHMA policies and responsibilities. There was conversation between the GHMA Board and Dr.



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Steve Davidson of the CDD Board of Supervisors who was in the audience regarding the appropriate scope of discussion topics the meetings.

Mailing of Voting Materials- SSMG

Voting materials have been mailed. Candidates seeking election should fill out and return Candidate sheet prior to December 19, 2011.

Insurance Status for Crossings Pool- SSMG

There was discussion regarding the costs associated with the Liability and Umbrella policies. Mr. Railsback will seek a recommendation from the Insurance company in regards to limits of liability. Additionally, he will continue to work in conjunction with GHMA and CDD in a effort to purchase ADA approved chair lifts.

Update for Garage Sale Rule- SSMG

The board, together with the CDD, will establish an approval process for sales of this nature. Dr. Carlton reported that an Attorney advised the Board that if they want to write an exclusionary statement which would exclude the CDD property from the outdoor sale policy that would not be a problem. The proposed exclusionary statement would allow for a community wide outdoor sale on common property, once per year. The sale cannot be advertised outside the community, and will only be open to Grand Haven residents and their invited guests. All events will be subject to both CDD and GHMA Board approval.

New Business

Suspension of Voting Rights- Dr. Robert Carlton

The Board discussed the Florida law which allows for suspension of voting rights of those owners who are delinquent in their assessment payment.

PLM- New Vendor Assignment Status- SSMG

Mr. Railsback reported that both ValleyCrest and All American have done preliminary measurements for fertilization and pest control. Both entities have scouted, and will do a front and back walk-thru of the village they will be maintaining.

Adjournment

The meeting was adjourned at 2:57 pm.

Audience Comments

An Audience member asked a question concerning tree trimming requirements. A suggestion was made to focus on addressing specific, reoccurring violations, such as, tree trimming, roof mold, or rust issues during certain months.



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