

Grand Haven Master Association, Inc.

Post Office Box 354785 | Palm Coast, Florida 32135

www.grandhavenmhoa.com

BOD Meeting November 18th, 2011

Call to Order

The meeting was called to order at 2:03 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

On Motion By Judy Hackstaff, seconded by Dr. Robert Carlton, with all in favor, the board voted to approve the Meeting Minutes from the October 21, 2011 Board of Directors Meeting.

Committee Reports-Community Manager

Mr. Railsback responded to Board member questions related to Association finances.

Finance Report- Mr. D'Iorio

Mr. D'Iorio reported on Association Finances. Mr. Railsback discussed improvements made at the River Club such as roof maintenance, landscaping, and replacing plants damaged by last winter's freeze. Mr. Railsback explained the Crossings Pool received a refund check as a result of his communication with the CDD regarding the appropriate tax millage rate for amenities.

ADC- Mr. Kagan

Nothing to report

Communications/Newsletter- Mrs. Stauffer

The newsletter is scheduled to go to the printer on January 2, 2012. Mr. Railsback suggested including an article reminding residents of their covenant responsibility to maintain their property, specifically addressing common maintenance items. Board members discussed the pro's and con's of including paid advertisements in the Oak Tree. Mrs. Stauffer will develop a proposal outlining the qualifications/regulations of including such advertisements.

Problematic Properties- Dr. Carlton

Dr. Carlton reported on the status of foreclosure action on two properties, and recommended going forward with the proceedings. Additionally, he explained the options offered by Attorney Robyn Braun to address property owners with delinquent fines and assessments.

On Motion by Dr. Robert Carlton, seconded by Gene D'Iorio, with all in favor, the Board voted to have Attorney Robyn Braun contact the Attorney representing the CDD to set a meeting, with the GHMA paying for both attorneys' fees.

Action Item List Review-SSMG

Mr. Railsback reported that all Action Items were resolved at the previous meeting.



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Unfinished Business

Candidates to Run for Election- Mrs. Hackstaff

Mr. Railsback responded to questions regarding the annual meeting notice mailing schedule.

ADA- Crossings Pool- Dr. Carlton

Dr. Carlton suggested that the Board be proactive in installing the lift equipment for this pool.

On Motion By Dr. Robert Carlton, seconded by Jerry Kagan, with all in favor the Board voted to authorize Mr. Railsback to coordinate with the CDD in an attempt to purchase a lift for the Crossings pool at a bulk price.

New Business

Town Hall Meeting With CDD- Dr. Carlton

The GHMA Board will have a representative present at the next Town Hall meeting.

Wild Oaks- Legal Costs- Mr. Railsback

Mr. Railsback explained the costs associated with a Wild Oaks build-out amendment. The Board will meet on December 9, 2011 to discuss further.

Status Assessment & PLM Coupons - Mr. Railsback

Mr. Railsback discussed the timeline and cost associated with mailing out GHMA, PLM, River Club and Crossings Assessment letters and coupons.

Tract L & 202B- Dr. Carlton

Dr. Carlton reported on the details of the accepted settlement with Bank Atlantic.

Mailing Information on Annual Election

The mailing will be going out to residents this month.

Exclusion CDD Outdoor Sales Policy- Dr. Carlton

Dr. Carlton suggested making an amendment to the Outdoor sale policy to exclude CDD property if the following conditions are met: the approval of the HOA is obtained prior to event, all advertising would be limited to the confines of Grand Haven, and all events would be attended exclusively by Grand Haven residents and their invited guests.

Adjournment

ON MOTION BY Patty Stauffer, seconded by Dr. Robert Carlton, with all in favor the Board voted to adjourn the meeting.

The meeting was adjourned at 2:53 pm.

Audience Comments

Mr. Railsback addressed an audience question pertaining to open house signs. There was discussion regarding the availability of the CC&R's. An audience member suggested limiting the number of approved outdoor sales. A suggestion was made to invite the Sherriff to the next town hall meeting. Another audience member suggested keeping GHMA directories in the CDD office to provide to new owners, as well as sending a special welcome letter to renters.



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