

Grand Haven Master Association, Inc.

Post Office Box 354785 | Palm Coast, Florida 32135

www.grandhavenmhoa.com

Dr. Robert Carlton, President
Mrs. Patty Stauffer, Vice President
Mr. Gerald Kagan, Treasurer

Mr. Murray Salkovitz, Director
Mr. Vic Natiello, Director
Mr. Troy Railsback, Secretary, Ex-officio

Board of Directors Meeting- April 20, 2012

Call to Order

The meeting was called to order by Mr. Troy Railsback at 2:00 p.m.

Roll Call—Establish a Quorum

Members Present: Dr. Robert Carlton, Gerald Kagan, Vic Natiello, Murray Salkovitz, Patty Stauffer

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 Mr. Natiello, seconded by Mr. Kagan, with all in favor, the Board approved the Meeting Minutes from the March 23, 2012 Board of Directors Meeting.

Committee Reports- Mr. Railsback

Mr. Railsback reported that he will provide a Comprehensive Compliance Report Summary to the Board next week. Additionally, he discussed multiple maintenance requests from owners in the River Club related to painting and the replacement of screen framing. Dr. Carlton recommended obtaining an opinion from Attorney in terms of responsibility.

Finance Report- Mr. Kagan

Mr. Kagan informed Board members that GHMA, PLM, Crossings, and River Club are all within budget. Mr. Kagan had four questions/clarifications related to the financials that will be answered/confirmed via email. There was discussion about establishing an account for reserve for bad debit. Board members asked questions pertaining to the ADC and Crossings budgets.

Problematic Properties- Dr. Carlton

Dr. Carlton reported that the Association has collected \$7,500.00 in the last month as a result of the resolved foreclosure and a short sale property. The Association is moving ahead with a second foreclosure at this time. Additionally, the GHMA is in the process of pursuing 18 leased properties that are delinquent with their assessments and/or fines. There was discussion pertaining to maintenance of abandoned properties. Mr. Railsback responded to an audience comment pertaining to leased properties that are not maintained. In such instances the Board has directed SSMG to send a Demand for Rent letters to the owner, tenant, and/or Rental Management Company.

Communications/Newsletter- Mrs. Stauffer

Mrs. Stauffer informed the Board that the latest edition of the Oak Tree has been published and will be in circulation next week. Dr. Carlton reported that the CDD has completed the new Grand Haven Community Directory.

Architectural Design Committee (ADC) Liaison - Mr. Kagan

Mr. Kagan reported that the ADC met to review ACC guidelines for Wild Oaks. The biggest concern is new homes and ensuring diversity among home style and color. Additionally, Mr. Kagan reported that a Committee is in the process of rewriting the ADC guidelines, and suggested the Mr. Natiello sit on this Committee.

On Motion By Mr. Salkovitz, seconded by Dr. Carlton, with all in favor, the Board voted to nominate Mr. Vic Natiello to sit on the Committee.

Board members discussed the procedure for refundable ADC deposits.

Private Lawn Maintenance (PLM) Liaison- Mr. Natiello

Mr. Natiello explained the design and procedures related to the updated PLM survey. Additionally, he suggested that the GHMA include a self addressed stamped envelope with the PLM survey to encourage resident response.

CC&R Compliance Liaison- Mr. Salkovitz

N/A

Fine Committee Liaison- SSMG

Mr. Railsback reported that the next Fine Committee Meeting will be held in May 2012.

Community Development District (CDD) Liaison- Dr. Carlton

Dr. Carlton informed the Board that the CDD is working on a universal registration process. Additionally he offered information pertaining to updates taking place at the Village Center. The ADA modifications are a work in progress.

Action Item Review List- SSMG

Mr. Railsback reported that the Master Association documents on the website have been adjusted and now show a Table of Contents. The owner of Riverview Phase II has been contacted in regards to fence repair/replacement. He discussed options for installation of a key fob system.

Unfinished Business

PLM Survey – Business Reply Mail - Mr. Natiello

Mr. Natiello reported that upon due diligence into Business Reply Mail as a solution to reduce cost for survey and/or other response needed mailings, the fees associated with establishing this kind of solution are not appropriate. Simply mailing a self addressed postage paid envelope is recommended.

Crossings Pool- LLC Information - Mr. Railsback

Mr. Railsback provided specific information pertaining to the Crossings Pool as an LLC. Mr. Natiello discussed various options that could be put in place to reduce resident liability. Residents offered input and discussed solutions to limit liability.

Crossings Pool – Sign Upgrades – Mr. Railsback

There was discussion related to appropriate restrictions, rules, and regulations to be posted at the Crossings Pool.

On Motion By Vic Natiello, seconded by Patty Stauffer, with all in favor, the Board voted to upgrade the signage at the Crossings pool to include no horse play, no running, and an 18 year old age limit to swim in the pool unsupervised.



Crossings Lease Amendments – Dr. Carlton

Board members discussed lease procedures related to the Crossings, including lease approvals, restrictions for delinquent properties, individual room leases, time limits for social guests who are staying at the residence, and sub-leases.

On motion by Dr. Carlton, seconded by Murray Salkovitz, with all in favor, the Board voted to answer yes to the first and no to the rest of the questions emailed by Taylor & Carls.

Sign Policy Resolution – Dr. Carlton

The Board discussed appropriate use and placement of signs, as well as enforcement procedures.

On motion by Dr. Carlton, seconded by Patty Stauffer, with Vic Natiello, Patty Stauffer and Dr. Carlton in favor, Murray Salkovitz opposed and Jerry Kagan abstaining, the motion carries and Sign Policy Resolution is adopted.

New Business

Sidewalk Repair Contractors – Dr. Carlton

Board members discussed composing a list of contractors who are available to do concrete work in Grand Haven. Dr. Carlton asserted that this list would not be a recommendation of the listed contractors, but rather a source of information for residents who are looking for someone to repair/replace damaged sidewalks.

Outstanding Fines/Review – Mr. Salkovitz

Mr. Salkovitz mentioned that previous Boards were open to reviewing fined properties and considering fine forgiveness for those properties that have been brought into compliance. There are currently several properties requesting this forgiveness.

On Motion By Mr. Salkovitz, seconded by Mrs. Stauffer, with Mr. Salkovitz in favor, and Mr. Natiello, Dr. Carlton, Mrs. Stauffer, and Mr. Kagan opposed, the Board voted to uphold the fine for an ADC violation, and offer the owner six months to pay the fine, as well as require the owner to go to the ADC for approval of the landscape work at 17 Grandview Drive. The motion did not pass due to lack of support.

On Motion By Mr. Salkovitz, seconded by Mr. Natiello, with all in favor, the Board voted to uphold the fine for 17 Grandview Drive and require the property owners to gain ADC approval for the landscape changes that have been made.

On Motion By Mrs. Stauffer, seconded by Mr. Salkovitz, with all in favor, the Board voted to uphold the fine for 58 River Trail Drive, and require the owner to correct the violation.

On Motion By Dr. Carlton, seconded by Mrs. Stauffer, with Mrs. Stauffer and Dr. Carlton in favor, and Mr. Kagan, Mr. Natiello, and Mr. Salkovitz opposed, the Board voted to rescind the fine for rust at 8 Ibis Court North. The motion did not pass due to lack of support.

On Motion By Mr. Salkovitz, seconded by Mr. Natiello, with Mr. Kagan, Mr. Salkovitz, and Mr. Natiello in favor, and Mrs. Stauffer and Dr. Carlton abstained, the Board voted to uphold the fine for dead sod/maintenance at 14 Ibis Court North.

On Motion By Mr. Salkovitz, seconded by Mr. Kagan, with Mr. Kagan, Mr. Salkovitz, and Mrs. Stauffer in favor, and Dr. Carlton abstaining, the Board voted to uphold the fine for sod/street trees/maintenance/weeds at 8 North Park Circle.



On Motion By Mr. Salkovitz, seconded by Mr. Natiello, with all in favor, the Board voted to rescind the Unimproved Lot Maintenance fines for 18 Ibis Court North, 4 Creekside Drive, 18 Creekside Drive, 13 Turkey Oak Lane, 10 Blue Oak Lane, and 51 Scarlet Oak Court.

Adjournment

The meeting was adjourned at 4:58 p.m.

Audience Comments

