

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- August 24, 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, Murray Salkovitz, Vic Natiello, Patty Stauffer, 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

On Motion By Dr. Carlton, seconded by Mrs. Stauffer, with all in favor, the Board approved the Meeting Minutes from the July 27, 2012 Board of Directors Meeting.

Committee Reports- SSMG

Mr. Railsback mentioned that many of the items previously listed in this section are now part of a proposal that the Board will consider.

Finance Report- Mr. Kagan

There was discussion pertaining to a money market account as a financial solution for GHMA funds.

Problematic Properties- Dr. Carlton

Dr. Carlton reported that both foreclosure actions GHMA is currently involved in are moving ahead. There was one short sale that occurred and the Association expects to receive \$592.00 in owed assessments. Dr. Carlton explained the characteristics of a problematic property, as well as available solutions to bring these properties into compliance. Mr. Railsback summarized steps taken by the Association to correct issues at several problematic properties. There was discussion regarding parking on the street.

Communications/Newsletter- Mrs. Stauffer

Mrs. Stauffer announced that the next edition of the Oak Tree will be available in October.

Architectural Design Committee (ADC) Liaison - Mr. Kagan

Mr. Natiello mentioned the new ADC guidelines have been written. He is still waiting for the approved plant list from the horticulturist.

Private Lawn Maintenance (PLM) Liaison- Mr. Natiello

Mr. Natiello mentioned that PLM letters have been sent to residents announcing the upcoming survey. Additional materials included in this mailing addressed proper irrigation and homeowner vs. contractor responsibility.

CC&R Compliance Liaison- Mr. Salkovitz

Mr. Salkovitz suggested that GHMA pursue an additional person to assist Troy with community inspection duties.

Fine Committee Liaison- SSMG

There was not a Fine Committee meeting this month.

Community Development District (CDD) Liaison- Dr. Carlton

Dr. Carlton reported that a CDD Budget meeting will be held on September 6, 2012 for the purpose of resident input. Additionally, Dr. Carlton discussed non-budgeted items that have resulted in additional expenses for the CDD. As a result of the rain, there is an abundance of wild boars seeking refuge in Grand Haven. Dr. Carlton suggested homeowners hire a trapper if this becomes a problem on their property. The CDD is looking into smart cards for gate entry.

Action Item Review List- SSMG

Mr. Railsback updated the Board on the status of items on this list. There was discussion regarding ADC submittals, approvals, and post installation fees.

On Motion By Mr. Kagan, seconded by Mr. Salkovitz, with all in favor, the Board voted to institute a \$100.00 fee for properties that are cited and then come before the ADC for approval. Residents will be required to wait 12 months before making the requested change to their property.

Mr. Railsback informed the Board that he is seeking an opinion from the Attorney in regards to demand for rent and eviction as it applies to a zero fee rental agreement. Duplicate keys for the Crossings storage room have been made and distributed to Dr. Davidson and the four emergency response team members in the Crossings. Mr. Railsback is pursuing quotes for lake bank spartina plantings in PLM Villages. There was brief discussion pertaining to the bulkhead on Marlin and Sailfish.

Unfinished Business

Crossings Pool Fence Repair – SSMG

Mr. Railsback provided two fence quotes for Board consideration. Board members discussed details of each proposal and scope of work to be completed.

On Motion By Dr. Carlton, seconded by Mr. Natiello, with all in favor, the Board voted to contract with AAA Fence to repair the Crossings Pool fence.

Tree Trimming Policy – Dr. Carlton

Dr. Carlton reviewed his recommendations for tree heights and updated Board members on his discussion with Jason Shaw, who is doing the CDD tree trimming. The guidelines for trimming of live oaks over the sidewalk and street were summarized in a letter which recommended 7 foot over the sidewalk, 9 foot over the street curb, 11 foot over the center of the traffic lane and 14 foot over the center of the road.

On Motion By Dr. Carlton, seconded by Mrs. Stauffer, with all in favor, the Board voted to accept the dimensions presented to be used as the Grand Haven guidelines for tree trimming.

Signage – Crossings Pool – SSMG

There was discussion related to the proposed signage and the recommendations from Taylor & Carls, as well as permitting alcohol at the pool.

On Motion By Mr. Natiello, seconded by Mr. Salkovitz, with all in favor, the Board voted to restrict alcohol inside the fenced pool area.

River Club Fence Proposal - SSMG



Board members discussed fence proposal details including materials and estimated fence life. Mr. Railsback responded to questions regarding the River Club reserve account.

On Motion By Dr. Carlton, seconded by Mr. Natiello, with all in favor, the Board voted to hire Lamphier to install the River Club fence.

New Business

HOA Financial Solutions – Dr. Carlton

Dr. Carlton explained the services offered by HOA Financial Solutions. There was discussion among Board members pertaining to the scope of services and procedures put in place by HOA Financial Solutions. Board members will continue to collect data on this company to determine if they would be a good resource for Grand Haven.

Requests for Rescinding of Fines – SSMG

There was conversation regarding resident request to rescind fines. Mr. Railsback explained a special circumstance that applies to a recently fined property.

On Motion By Dr. Carlton, seconded by Mr. Natiello, with all in favor, the Board voted to rescind both fines for both properties discussed.

Unimproved Lot Maintenance - SSMG

Of Deserted/Foreclosed Properties

Mr. Railsback recommended that 94 Lagare Street be maintained by the Association, and that the owners be billed through their assessment.

Adjournment

The meeting was adjourned at 4:06p.m.

Audience Comments

There were audience comments pertaining to HOA Financial Solutions and the approved paint colors in Southlake Village.

