

# *Grand Haven Master Association, Inc.*

Post Office Box 354785 | Palm Coast, Florida 32135

[www.grandhavenmhoa.com](http://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- December 14, 2012**

### **Call to Order**

The meeting was called to order by Mr. Troy Railsback at 2:02 p.m.

### **Roll Call — Establish a Quorum**

#### **Pledge of Allegiance**

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

**Others Present:** Troy Railsback – Southern States Management Group

A quorum was established.

Members' sign-in sheet located in Association Meeting File

### **Pledge of Allegiance**

### **Approval of Minutes**

**On Motion By Mr. Natiello, seconded by Mr. Salkovitz, with all in favor, the Board approved the Meeting Minutes from the November 16, 2012 Board of Directors Meeting.**

### **Committee Reports - SSMG**

Mr. Railsback reported that a replacement ADC drop box is needed. Board members authorized the replacement. There was discussion regarding a holiday sign/decoration on an Association members property that includes an advertisement for a website. Board members request that the website be covered.

### **Finance Report - Mr. Kagan**

Mr. Kagan reported that Association finances. Currently, there are no financial issues to report. Mr. Railsback informed Board members that residents have received a letter regarding the 2013 Annual Assessment.

### **Problematic Properties - Dr. Carlton**

Dr. Carlton discussed the recent negotiation which provides the Association with \$5,525 on the short sale of four lots.

### **Communications/Newsletter- SSMG**

Mrs. Stauffer reported that the December newsletter was mailed to residents. Additionally, she recommended using e-blasts to inform residents of current activities in the community.

### **Architectural Design Committee (ADC) Liaison - Mr. Kagan**

The ADC will be discussed in New Business

### **Private Lawn Maintenance (PLM) Liaison – Mr. Natiello**

Mr. Natiello informed the Board that areas lacking spartina on the lake banks in PLM neighborhoods will be replanted with spartina in the spring.



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### **CC&R Compliance Liaison - Mr. Salkovitz**

Tabled until New Business

### **Fine Committee Liaison - SSMG**

Mr. Railsback informed Board members that there will be a Fine Committee meeting next week. There was discussion pertaining to acceptable time limits to correct violations.

### **Community Development District (CDD) Liaison - Dr. Carlton**

Dr. Carlton reported that there is concern regarding Waterside Café, and the CDD is currently working to address concerns. The re-registration process will take place between January and July. Forms will be available on the GHMA website. Furthermore, Dr. Carlton reported that Mr. Cullis did a brief presentation pertaining to golf villas that he plans on building. Dr. Steve Davidson was re-elected to the CDD Board and will serve as President.

### **Action Item Review List- SSMG**

Mr. Railsback reported that all actions items have been processed.

### **Unfinished Business**

#### **Proposed Hidden Lake CC&R Amendment – Dr. Carlton**

Dr. Carlton discussed zero rent leases. Mr. Natiello offered information related to fair market value of leased properties. Board members decided to revisit this issue in the near future following the CDD policy and CCD BUR registration process.

### **New Business**

#### **ADC Reorganization Plan - Dr. Carlton**

Dr. Carlton spoke about the reorganization of the ADC structure, and has received specifics of the reorganization for review. The possibility is that there will be two ADC Committees, one for new construction, and one for all other ADC related modification issues. Board members discussed procedures associated with ADC applications and fees/deposits. There was discussion regarding the Declarant's ability to relinquish his right to appoint, approve, and remove members of the ADC Modification Committee.

#### **River Park Drive South - Tree Removal - SSMG**

Board members reviewed estimates for removal of a large dead pine tree near 14 River Park Drive South. After a brief discussion the Board authorized the use of Grand Haven Master Association funds from the River Club landscape budget to pay for the tree removal.

#### **Policy Change Notification Procedures – Mr. Natiello**

Mr. Natiello suggested that when a policy change is made the Board should make an announcement via the website, CDD bulletin boards, and in the Oak Tree. Mr. Railsback explained that e-blasts can also be used for those residents who opt to provide an e-mail address.

#### **Committee Appreciation Luncheons – Mr. Salkovitz**

Dr. Carlton recommended that the Fine Committee luncheon be funded from late fees, administrative fees, and fines, not the funds collected from resident assessments. Dr. Carlton called for transparency when use of Association funds for similar such activities occurs.

#### **CC&R Violation Letter Revision – Dr. Carlton**

Dr. Carlton discussed the current language of violation letters, and made suggestions for revisions. There was a brief discussion regarding the next edition of the Oak Tree. Additionally, the Board discussed the timeline for Candidate sheets to be completed and returned.



**Adjournment**

The meeting was adjourned at 3:58 p.m.

**Audience Comments**

Mr. Railsback responded to a resident's question regarding bulk services of tree trimming. There was a brief discussion regarding advertisements in the Oak Tree.



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