

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- January 27, 2012

Call to Order

The meeting was called to order by Mr. Troy Railsback at 2:03 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 Vic Natiello, seconded by Dr. Carlton, with all in favor, the Board approved the Meeting minutes from November, 18, 2011 & December 9, 2011.

Committee Reports- SSMG

Mr. Railsback addressed the Board in regards to comments or suggestions they may have related to the monthly reports provide by SSMG. The Board indicated they will address the issue in individual meetings, if necessary.

Finance Report- Mr. Kagan

N/A

Problematic Properties- Dr. Carlton

GHMA is in the process of foreclosing on two homes. Liens have been filed on those properties with outstanding assessments/fines in excess of \$1,000.00.

Communications/Newsletter- Mrs. Stauffer

The Newsletter has been sent to the printing company, and will be distributed to residents in the next week. Mrs. Stauffer is currently working on a Welcome Packet for new Grand Haven residents with March 15, 2012 as a target date to have proposed packet available for Board input. Suggestions for improvements to the GHMA website are also coming soon.

Architectural Design Committee (ADC) Liaison - Mr. Kagan

Mr. Kagan discussed issues related to the ADC, specifically who the ADC reports to. He emphasized the importance of addressing the potential damages that will eventually result from the oak trees that line the streets.

Private Lawn Maintenance (PLM) Liaison- Mr. Natiello

Mr. Natiello discussed supplementing the PLM surveys with actual complaint/complement data from work orders/PLM requests to obtain a more accurate analysis of resident satisfaction.

CC&R Compliance Liaison- Mr. Salkovitz

There was discussion regarding documentation of the transfer of governing rights of the CDD. Board members recommended an opinion from an Attorney representing the CDD regarding this issue. Additionally, Dr. Carlton will address uniformity of the CC&Rs with the Advisory Committee, in an effort to



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create a more standardized version of the CC&R's. Board members briefly discussed the policies currently in place that govern leased properties.

Fine Committee Liaison- SSMG

Mr. Railsback reported that the next Fine Committee Meeting will be held on Wednesday, February 15, 2012.

Community Development District (CDD) Liaison- Dr. Carlton

Dr. Carlton reported that he will be attending the CDD Meetings in an effort to establish better communication between the CHMA and CDD.

Action Item Review List- SSMG

Nothing to report at this time

Unfinished Business

Crossings Pool- ADA Compliance- SSMG

Board members discussed options for ADA approved chair lifts. There was discussion as to liability regarding the operation of the lift. The Board resolved to seek an opinion from the manufactures of the lifts, as well as an Attorney. Several Board members had questions about the ADA pool lift issue and Dr. Carlton asked for a Board member to volunteer to put together a list of those questions. Mr. Natiello was that designee.

Crossings Pool- Updated Insurance Status- SSMG

Mr. Railsback is working with the Insurance Company to determine appropriate coverage.

Gate Deactivation Request- Status- Dr. Carlton

Dr. Carlton explained that as the managing entity of gate access, the CDD does not have the authority deactivate gate passes for residents who are delinquent in their assessments. He suggested that the Board should look for alternative solutions to address owners who are delinquent in their assessments.

Mrs. Stauffer excused herself from the meeting at 2:50.

New Business

SSMG Revised Evaluation Schedule- Dr. Carlton

Dr. Carlton recommended changing the SSMG Evaluation Schedule to April & October in order to create a more viable process.

Voting Literature- Mr. Natiello

Mr. Natiello recommended editing the Candidate sheet to allow for more space in the Board Candidacy section. Additionally, he proposed editing the Meeting Notice format, and suggested the Board has an Attorney review the planned changes.

Welcome Wagon & Web Site Enhancement- Mrs. Stauffer

Previously discussed Mrs. Stauffer is working to possibly establish a Welcoming Committee and Welcome Packet for new Grand Haven residents. March 15, 2012 was set as a target date to have proposed packet available for Board input. Suggestions for improvements to the GHMA website are also coming soon.



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Crossing Pool- Servicing- Dr. Carlton

The current pool contract with Four Seasons Pool Company will terminate at the end of January 2012. The Board reviewed proposals from three companies who would like to be hired to maintain the pool. There was discussion regarding the 3 proposal presented.

On Motion By Dr. Carlton, seconded by Murray Salkovitz, with all in favor, the Board voted to hire AMG to maintain the Crossings pool.

Crossings Pool- Gate & Fence Posts

Mr. Railsback reported damage to the fence posts and gate at the pool area. He will provide the Board with several quotes for repair.

Adjournment

The meeting was adjourned at 3:22 p.m.

Audience Comments

An audience member commented in regards to amending the Master Documents to create a uniform policy. Additionally, she discussed the State law that provides for testing of the water every 24 hours. The audience member noted that she would prefer a permanent ADA approved chair lift to be installed at the Crossings pool. Mr. Railsback responded to a question pertaining to tree removal.



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