

Grand Haven Master Association, Inc.

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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- March 23, 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

Members Absent:

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 Patty Stauffer, with all in favor, the Board approved the Meeting Minutes from the February 17th, 2012 Board of Directors Meeting.

Committee Reports

Community Manager- SSMG

SSMG is utilizing new Village Management Software (VMS) in order to condense GHMA standard reports into one format. This process should be finalized by the April 20, 2012 Board of Director's Meeting. Mr. Railsback responded to Board member questions regarding the collection of outstanding assessments from foreclosed properties and those with a lien filed. Mr. Railsback explained the enforcement procedure for vehicles with magnetic signs.

Finance Report- Mr. Kagan

Mr. Kagan reviewed the finances and reported that the Crossings, PLM, and River Club are all on budget for this year. There was discussion regarding the collection of funds for the Unimproved Lot Maintenance Program (ULMP).

Problematic Properties- Dr. Carlton

Dr. Carlton reported that the committee is focused on three areas, the first of which is identifying rented properties with delinquent fees and assessments, and per FL Statute, demanding that the delinquent fees or assessments be paid to GHMA from the rental fee. In addition, the committee is looking to prioritize foreclosures, as well as focus on abandoned properties in relation to lawn maintenance issues. The Board responded to audience member questions pertaining to foreclosed/abandoned properties.

Communications/Newsletter- SSMG

Mrs. Stauffer reported the next edition of the Oak Tree will be mailed to residents in mid April 2012. The Board discussed permitting advertisements in future editions of the Oak Tree. Mr. Natiello suggested that the ads be limited to business advertisements only. Board members discussed the possibility of publishing the names and addresses of new owners. Mrs. Stauffer is working on Welcome Packages for distribution to new owners and renters. There was discussion regarding fees and distribution. Mr. Natiello suggested addressing curbside trash collection issues in the Oak Tree.

Architectural Design Committee (ADC) Liaison - Mr. Kagan

The ADC Board was one person short, therefore, the declarant, Jim Cullis will sit on the Board on an interim basis. Mr. Kagan suggested utilizing the Oak Tree to recruit future Board members. Furthermore, he informed Board members that the ADC has discussed potential term limits for Board members.

Additionally, Mr. Kagan reported the ADC discussed rewriting the ADC guidelines, as well as splitting new construction from the rest of the ADC. There was also conversation regarding new construction deposits as they pertain to inspection after the home has been built. Mr. Kagan reported that SSMG is looking into the ADC deposit account funds to ensure the deposits from any new home owners/builders are returned to the appropriate party after the home has passed inspection.

Private Lawn Maintenance (PLM) Liaison- Mr. Natiello

Mr. Natiello reported that he and Mr. Railsback are looking into the possibility of evaluating contractor performance via work order requests. This would be in addition to the PLM survey, which is currently being revised by Mr. Natiello. There was conversation regarding a bulk mail rate for these surveys, as well as the frequency of the mailing.

CC&R Compliance Liaison- Mr. Salkovitz

Mr. Salkovitz reported that he Mr. Railsback visited 492 lots, and recognized 130 violations. Mr. Railsback reported that violation process is going to be more efficient as a result of the Village Management Software (VMS). The Board discussed options regarding frequency of inspections.

Fine Committee Liaison- SSMG

The next Fine Committee meeting will be held in April.

Community Development District (CDD) Liaison- Dr. Carlton

Dr. Carlton reported that the Creekside and Wild Oaks playgrounds, as well as the horseshoe pit are closed until the CDD complies with the ADA requirements. The Directory is being compiled, and will be available to residents once the final edits are completed. A universal registration process for Grand Haven residents is underway via the CDD with more information to come in the future. The tennis courts are undergoing a landscape and drainage renovation over the course of the next four to six weeks.

Action Item Review List- SSMG

Mr. Railsback will update the online version of the Crossings documents. Additionally, Mr. Railsback reviewed the owner versus tenant usage policy of the Crossings pool policy and found it to be all inclusive. All American will be replacing the damaged sewage clean-out caps on River Point Way.

Unfinished Business

Crossings Pool- Fence Update- SSMG

The entry fence has been installed, and the service gate will be in place shortly.

Crossings Pool- Liability Concerns, Advice of Counsel- Dr. Carlton & SSMG

The current Umbrella Policy has a \$5 million limit of liability. Mr. Railsback obtained two additional quotes which would increase the coverage options of the Umbrella policy to \$25 million or \$50 million. The Umbrella policy is funded 100% through the Crossings budget.

Crossings Pool- Insurance & Safety Review- SSMG

There was discussion regarding the appropriate amount of coverage to purchase.



Riverview Phase II Fence Update- SSMG

Mr. Railsback will approach the fence owners about removing the fence curtain to improve the areas appearance.

CDD Authority/Responsibilities- Amenities- Mr. Salkovitz

The Board reviewed the opinion provided by the Attorney.

Status Report- Ongoing Foreclosure Action- Dr. Carlton

Dr. Carlton reported the Association has collected \$3,000 this far and are in the process of collecting the remainder of the balance \$1,500-\$1,600 and then the property will be current. The Board is currently working on collecting funds from the second foreclosed property.

On Motion By Dr. Carlton, seconded by Patty Stauffer, with all in favor, the Board voted to indicate the property to the Attorney and begin the foreclosure proceedings.

New Business

Meetings with Declarant- 2/20/12 & 3/15/12 - Dr. Carlton

Dr. Carlton updated Board members regarding two meetings with Jim Cullis. Discussion included rewriting the ADC guidelines, as well as GHMA Board versus ADC hierarchy.

New Construction Deposits- Timeline- Mr. Kagan

Board members discussed mandating collection of both the \$5000 and \$1000 ADC new construction fees in order for the property to be included on the ADC Agenda.

Oak Tree- Advertising Protocol- Mrs. Stauffer

Crossings CC&R Amendment- Mr. Salkovitz & SSMG

Mr. Salkovitz discussed changing the verbiage in the CC&R amendment related to lease restrictions to include the words Crossings Pool. The Board discussed instituting a policy that will restrict access to the pool to either the homeowner or the renter, but not both.

On Motion By Dr. Carlton, seconded by Mr. Natiello, with all in favor, the Board voted to bring this issue to the Attorney for review and policy establishment.

Foreclosure Recommendation- Dr. Carlton

Conversation relative to this agenda item was can be found in the Problematic Properties section.

Property Alteration Without Prior ADC Approval- Mr. Natiello

The Board discussed appropriate procedures and penalty fee for those owners who have made changes to their property without obtaining ADC approval prior to making change. Mr. Natiello also proposed utilizing a \$100 fine rather than a fee for residents who have made changes to their property without ADC approval if the homeowner.

On Motion By Mr. Kagan, seconded by Mr. Natiello, with all in favor the Board voted to require SSMG to collect a post installation penalty fees of \$100 from those properties who have made changes to their property prior to the property being reviewed by the ADC.



CC&R Inspections by Directors- Mr. Kagan

The Board decided to discuss this item at a later date.

Board members discussed amending current the Grand Haven sign policy.

On Motion By Dr. Carlton, seconded by Mrs. Stauffer, the Board considered adopting the following No Sign Policy: accept as provided by law, no signs or advertising posters of any kind, including but not limited to for sale, for rent, business, or political erected by the owners, or any agent, Broker, contractor, or sub-contractor shall be maintained or permitted on any portion of any residence or any portion of the property on which the residence is located. This policy shall apply to all common areas in Grand Haven, with the exception of those signs specifically approved by the CDD.

The Motion was tabled for lack of support.

Adjournment

The meeting was adjourned at 4:41 p.m.

Audience Comments

An audience member expressed concern with fliers that were left on front doors. Another resident commented on the tree trimming guidelines as well as fire concerns related to the amount of underbrush on several properties.

