

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- May 18, 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, Patty Stauffer

Members Absent: Murray Salkovitz

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 Dr. Carlton, with all in favor, the Board approved the Meeting Minutes from the April 20, 2012 Board of Directors Meeting.

Committee Reports- Mr. Railsback

Mr. Railsback provided Board members with a Compliance Report from VMS. He explained that Board members and residents will be able to access certain information pertaining to their property via the internet. There was discussion pertaining to rust and unimproved lot maintenance violations, as well as late notices and 45 day notices.

Finance Report- Mr. Kagan

Mr. Kagan inquired about the ADC Refundable Deposit number. There was discussion about implementation of irreversible accounting procedures that may be put in place by current/future boards. Board members will meet with SSMG to determine a plan of action for future accounting procedures. There was discussion pertaining to the ADC account that was dissolved and merged into the GHMA Master account.

Problematic Properties- Dr. Carlton

Dr. Carlton reported that there are two foreclosure actions in process. Demand for rent letters were sent to about 15 properties with past due balances, and eight properties have since paid their past due balances.

Communications/Newsletter- Mrs. Stauffer

Mrs. Stauffer would like to have the next newsletter in circulation by July 1st. Additionally, she noted that she is continuing to work on the new resident Welcome Packages.

Architectural Design Committee (ADC) Liaison - Mr. Kagan

Mr. Kagan reported on the ADC workshops that recently took place. He mentioned that the ADC is looking for new members and inspectors. Mr. Natiello recommended that those interested in joining the ADC should become inspectors prior to serving on the committee.

Private Lawn Maintenance (PLM) Liaison- Mr. Natiello

Mr. Natiello discussed the PLM survey, and mentioned creating a report of owner requested work orders within the PLM communities as a source of feedback.

CC&R Compliance Liaison- SSMG

No report as Mr. Salkovitz was unable to attend due to health reason.

Fine Committee Liaison- SSMG

Mr. Railsback reported that the next Fine Committee meeting will be held on May 30th, 2012.

Community Development District (CDD) Liaison- Dr. Carlton

Dr. Carlton updated the Board on the tennis court restoration progress. They are scheduled to reopen on or near June 4th. There is a plan for deactivating non-registered gate passes in two categories; those that have not been used for a long period of time, and those that have been unused for the last 60 days. Dr. Davidson offered details of the gate pass deactivation process and the upcoming community wide registration process. The goal of the community wide registration process is to enhance both control and security related to community access and amenity usage.

Action Item Review List- SSMG

Mr. Railsback has a meeting with a contractor regarding rescreening the lanais at the River Club. Mr. Railsback will schedule a meeting with the insurance representative regarding the Umbrella policy. He is currently waiting on a proposal for new signage. Mr. Natiello asked about acquiring spartina from the CDD.

Unfinished Business

Security Keys/Fobs, Crossings Pool- SSMG

There was discussion regarding non reproducible pool keys. Board members discussed cost, quality, and effectiveness of duplication prevention measures.

On Motion By Mr. Natiello, seconded by Mr. Kagan, with all in favor, the board voted to accept the key proposal.

Liability Limits- Crossing Pool- SSMG

N/A

Screen Enclosures- River Club- SSMG

Will be addressed at the next Board meeting

Crossings CC&R Amendment- Lease Provision

Board members discussed the most appropriate method to get the formal vote of Crossings members regarding the proposed amendment.

On Motion By Mr. Natiello, seconded by Mrs. Stauffer, with all in favor, the Board voted to hold a meeting for Crossings members to vote on the proposed amendment.

Board members discussed installation of a service gate which would allow for easier access to the pool area when servicing the pool. Additionally, they looked at several proposals pertaining to gate installation.

On Motion By Dr. Carlton, seconded by Mrs. Stauffer, with all in favor, the Board voted to leave the fences as is, with no service gate.

New Business

Grand Haven Realty- Dr. Carlton

Board members considered including contact information for Grand Haven Realty in the back section of the Oak Tree.



Home Security Issue- Dr. Robert Carlton

Dr. Carlton spoke regarding the importance of being proactive in terms of security/neighborhood watch concerns.

ADC Guideline Revision/ Update- Mr. Natiello

Mr. Natiello briefed the Board on the status of ADC guideline revision and asked Board members to support the Southern States Management Group office staff in their decisions pertaining to ADC guidelines.

Sidewalk Repairs- Dr. Carlton

Dr. Carlton communicated a resident's suggestion to include the names of a few contractors capable of sidewalk repair for the benefit of obtaining a group rate for residents wishing to repair damaged concrete. Board members stressed that companies listed in the Oak Tree are there as a convenience to residents, and they do not come recommended by the Board.

The 8 Ibis Court North property owner and representative of the owner addressed the Board regarding a fine levied and circumstances relating to the why full compliance was not met prior to the Fine Committee review and levying of the fine. There was dialogue among the Board, Mr. Railsback and the property owner and representative.

On Motion By Dr. Carlton, seconded by Mrs. Stauffer, with Dr. Carlton, Mrs. Stauffer, and Mr. Kagan in favor, and Mr. Natiello opposed, the Board voted to rescind the fine for rust at 8 Ibis Court North if the property stays in full compliance for a consecutive six month period.

Adjournment

The meeting was adjourned at 4:00 p.m.

Audience Comments

An audience member asked about the number of foreclosed homes in Grand Haven, specifically 1 Village View Way. Mr. Railsback responded that 1 Village View Way was a foreclosure turned bankruptcy, and there are approximately twenty to thirty homes in or nearing the foreclosure process. Mr. Natiello suggested including a section in the Oak Tree that addresses the foreclosure process.

