

# ***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- November 16, 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

### **Approval of Minutes**

**On Motion By Mr. Natiello, seconded by Dr. Carlton, with all in favor, the Board approved the Meeting Minutes from the October 19, 2012 Board of Directors Meeting.**

The review of the proposed 2013 budgets was moved ahead to this point on the agenda

#### **2013 Proposed Budget(s) – Mr. Kagan**

##### **Master/ADC -**

**On Motion By Mr. Salkovitz, seconded by Dr. Carlton, with all in favor, the Board voted to approve the 2013 Master Association and ADC budgets as presented.**

##### **PLM -**

**On Motion By Mr. Natiello, seconded by Mrs. Stauffer, with all in favor, the Board voted to approve the 2013 PLM budget as presented.**

##### **River Club -**

**On Motion By Mr. Kagan, seconded by Mr. Natiello, with all in favor, the Board voted to approve the 2013 River Club budget as presented.**

##### **Crossings -**

**On Motion By Mr. Salkovitz, seconded by Mr. Natiello, with all in favor, the Board voted to approve the 2013 Crossings budget as presented.**

### **Committee Reports- SSMG**

Mr. Railsback advised the Board that it is time to replace the ADC mailbox. The Board will review options in an attempt to approve purchase at the December meeting.

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

Mr. Kagan reported that Association finances are in order.

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

Dr. Carlton informed Board members that a property owner who is being legally pursued by the Association has responded to the proposal offered by the Association stating they cannot afford to recoup their property at this time. Dr. Carlton advised the attorney to move forward with the foreclosure proceedings.

There was discussion related to a property that is at least \$5,000.00 in debt to the Association.

**On Motion By Mr. Natiello, seconded by Mr. Salkovitz, with all in favor, the Board voted to include this property on the Problematic Properties list and turn it over to the Attorney for initiation of foreclosure proceedings.**

Board members discussed the process for new owners who purchase a property with an outstanding balance.

**On Motion By Mr. Salkovitz, seconded by Mr. Kagan, with all in favor, the Board voted to send a fourth property to the Attorney for initiation of foreclosure proceedings.**

There was discussion regarding communication between Board members and property owners.

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

Mrs. Stauffer reported that the December newsletter is currently at the printer.

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

Mr. Kagan reported that T.J. McNitt, the owner of Vertigo has stepped down from the ADC Committee. The Committee replaced him with an independent person who resides in Grand Haven. Additionally, they are in the process of interviewing people to replace Mr. Cullis, who wishes to step down. The standards have been accepted and adopted. There is an issue with a builder and their subcontractor installing landscaping without ADC approval. The Board intends to address this issue with the ADC and the builder. Mr. Kagan discussed an option to hire Ms. Louise Lester to perform certain ADC pre-review functions regarding landscaping.

**On Motion By Mr. Kagan, seconded by Mr. Salkovitz, with all in favor, the Board voted to hire Mrs. Lester as an ADC liaison at a rate of \$100 for full landscape package revision, \$50 for a major revision, and \$25 for minor revision.**

#### **Private Lawn Maintenance (PLM) Liaison- SSMG**

Mr. Natiello reported survey results to Board members. Mr. Railsback will address issues relating to the homeowner comments with the PLM vendors. There was discussion related to tree trimming guidelines, and a letter the PLM vendors will receive that detail the trimming requirements. The Board will have all questions addressed to SSMG and an arborist will evaluate tree conditions in conflict with the trimming requirements. Any fees related to the arborist will be paid from the PLM Village Working Capital fund.

**On Motion By Mr. Natiello, seconded by Dr. Carlton, with all in favor, and Mr. Kagan absent, the Board voted to approve and deliver the letter to PLM Vendors regarding recommended street tree heights.**

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

N/A

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

The next Fine Committee meeting will be held on November 21, 2012.

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



Dr. Carlton reported that the CDD and the HOA are working together to address specific issues within the community. Additionally, he mentioned that residents who are ill will be able to obtain gate access for their caretakers with a doctor's note. Dr. Davidson discussed procedures in place for residents to register for the GHMA community data base.

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

Mr. Railsback discussed the questions related to the financials with Mr. Kagan. Insurance policy holders are aware of the potential lawsuit regarding the GHMA no solicitation policy. Mr. Railsback contacted an Association member about participating in the ADC. The CDD was provided with the Taylor & Carls solicitation policy opinion.

#### **Unfinished Business**

##### **No Solicitation Policy – Litigation Update – Dr. Carlton**

Dr. Carlton updated the Board on the status of a possible lawsuit in regards to the GHMA no solicitation lawsuit.

##### **ADC Standards Revision, Status – Mr. Natiello**

Mr. Natiello discussed the amount of printed copies to produce, and who should receive a copy of the revised standards.

##### **HOA Financial Solutions – Results and Update - SSMG**

Mr. Railsback spoke with a representative from HOA Financial Solutions regarding the possibility of hiring them in the future.

#### **New Business**

##### **Recent Legal Opinions – Rentals – Dr. Carlton**

There was discussion regarding lease approval, and valid leases on file.

##### **CC&R Amendment Update – Hidden Lake – Mr. Salkovitz**

Mr. Salkovitz discussed a petition which would allow for Board members to review potential leases. Residents are concerned with zero dollar leases, and those that are below current market value.

Mr. Kagan left the meeting at 3:00 p.m.

##### **Problematic Properties Update – Enforcement Options – Dr. Carlton**

Dr. Carlton spoke about enforcement options for properties that are neglected/problematic. He ensured the Board that such properties will be actively pursued in an attempt to bring the property into compliance, and collect any monetary fines owed to the Association.

##### **PLM Contractors – Street Tree Trimming Guidelines – Mr. Natiello**

These guidelines have been recommended by a certified Arborist, and mailed to GHMA residents. The letter to the PLM vendors will be delivered in December

#### **Adjournment**

The meeting was adjourned at 4:01p.m.

#### **Audience Comments**

Dr. Davidson mentioned a neighborhood meeting will be held on Monday to discuss installation of a cell tower. There is also a meeting on Monday at 6:00 p.m. where residents can come meet the new Flagler County Sheriff.

