

Grand Haven Master Association, Inc.

Post Office Box 354785 | Palm Coast, Florida 32135

www.grandhavenmhoa.com

Dr. Robert Carlton, President
Mr. Murray Salkovitz, Vice President
Mr. Gerald Kagan, Treasurer

Mrs. Terri Langan, Director
Mr. Vic Natiello, Director
Mr. Troy Railsback, Secretary, Ex-officio

Board of Directors Meeting – April 19, 2013

Call to Order

The meeting was called to order by Dr. Carlton at 2:00 p.m.

Pledge of Allegiance

Roll Call—Establish a Quorum

Members Present: Dr. Robert Carlton, Murray Salkovitz, Vic Natiello, Jerry Kagan, & Terri Langan

Others Present: Troy Railsback – Southern States Management Group
Fred Annon – 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 Mr. Salkovitz, with all in favor, the Board approved the Meeting Minutes from the March 22, 2013 Board of Directors Meeting.

Committee Reports

Community Manager – Mr. Railsback (SSMG)

Mr. Railsback informed the Board that PLM is looking good and the Association is doing a lot of collection activity. Ms. Brandy Despong suggested that there be an ADC workshop to help inform resident regarding architectural control. Mr. Railsback suggested including correspondence regarding ADC process/information in new owner packets. The Board also discussed using e-blasts and the Oak Tree to communicate ADC information.

Finance report – Mr. Kagan

Mr. Kagan reported that the GHMA is on budget.

Communications/Oak Tree Liaison – Mrs. Langan

Mrs. Langan reported that the deadline for the next edition of the Oak Tree is April 25, 2013. There was discussion pertaining to ADC submittals coming from renters. Mr. Natiello expressed concern regarding who receives the Oak Tree, noting that tenants may not receive it, and therefore will be unaware of relevant community information.

On Motion By Mr. Natiello, seconded by Dr. Carlton, with all in favor, the Board voted to include the local and out of state addresses for the upcoming edition of the Oak Tree.

On Motion By Mr. Kagan, seconded by Mr. Salkovitz, with all in favor, the Board voted to amend the previous motion to include local and out of state addresses in every edition of the Oak Tree.

Problematic Properties – Dr. Carlton

Dr. Carlton discussed requests from Association members who are interested in the legal status of a property on Southlake Drive. He explained the Association is moving forward and the attorney is following the legal guidelines in place. There was discussion regarding the most beneficial method of collections. Mr. Railsback



2 CAMINO DEL MAR | PALM COAST, FL 32137
PHONE: 386-446-6333 | FAX: 386-446-1830 | www.ssmgroupinc.com

discussed having the Fine Committee review fines that owners would like to have rescinded, as they were the Committee to issue the fine. There was a review of funds received from problematic property collection efforts.

Private Lawn Maintenance Liaison – Mr. Natiello

Mr. Natiello discussed a problematic tree a PLM village that is a result of inappropriate installation. The property owners have replaced the tree twice, and would like to move the tree in question ten feet, at the expense of the PLM program.

On Motion By Mr. Natiello, seconded by Mrs. Langan, with all in favor, the Board voted to replant the tree, per the ADC approval ten feet from its original location at the expense of the Crossings PLM working capital fund.

C. C. & R. Compliance Liaison – Mr. Salkovitz

Mr. Salkovitz proposed including information in the Oak Tree about the GHMA CC&R's. Mr. Railsback advised new owners who are looking for a copy of the CC&R's to obtain them from their Realtor at closing. The CC&R's are also available in the GHMA website.

Fine Committee Liaison – Mr. Railsback (SSMG)

The results of the March 2013 Fine Committee meeting were provided to Board members in their packets.

Community Development District (CDD) Liaison – Dr. Carlton

Dr. Carlton reported that at this point most of the villages have been called in to register. Currently 51 % of residents have reregistered. Additionally, there will be restriping of the Village Center parking lot, and necessary repairs will be made. An ongoing problem concerning retention ponds is being treated by the CDD in keeping with chemical restrictions and legal limitations in place.

Action Item Review List – Mr. Railsback (SSMG)

Mr. Railsback is addressing refundable deposits that are not able to be returned. Demands for rent letters were mailed and the Association has begun to pursue delinquent funds.

On Motion By Dr. Carlton, seconded by Mr. Natiello, with all in favor, the Board voted to turn properties with delinquent/non-payment of demand for rent be sent to Wright Casey for legal pursuit.

There was discussion regarding job descriptions for ADC and Fine Committee members, as well as the most effective method to communicate this information to residents. Interested volunteers will be asked to submit in writing by May 15, 2013.

Unfinished Business

CC&R Inspection Concerns – Mr. Fred Annon

Mr. Salkovitz expressed concern regarding a back up for Mr. Railsback and Ms. Despang, should the need arise. Mr. Annon communicated that there are several SSMG employees who have intimate knowledge of Grand Haven Master Association, Inc. and the Architectural Design Committee who would be prepared to step in case of a staffing emergency, including Mr. Annon himself.

ADC Reorganization Plan - Dr. Carlton

Dr. Carlton discussed the status of the reorganization plan.



Sidewalk Issues – Protocol – Mr. Natiello

Mr. Natiello discussed issues that cause sidewalks to separate and the importance of repairing areas that have separated. He suggested the Board advise homeowners to contact their contractor to fix damaged sidewalks properly. Mr. Natiello emphasized the importance of fixing the underlying problem that is causing sidewalks to crack.

New Business

SSMG Performance Evaluation – Feedback – Dr. Carlton

Dr. Carlton reviewed the evaluation and reported that SSMG performance is above average. The ADC function was the only area that did not fully score above average. SSMG will work with the GHMA to resolve any/all concerns.

Unapproved Property Changes and CC&R Enforcement – Mr. Natiello

Mr. Natiello communicated that the Association should enforce violations that would be obviously denied by the ADC. Mr. Railsback addressed a homeowner's question pertaining to street tree curbing and ground cover.

Neighbor to Neighbor Program – Mrs. Langan

Mrs. Langan proposed having one resident from each village, and two for Wild Oaks, who would meet and greet each new resident/renter and provide them with a new owner information packet.

On Motion By Mr. Salkovitz, seconded by Dr. Carlton, with all in favor the Board voted to establish the Neighbor to Neighbor program at a cost of \$5.00 per packet.

(M)ADC Member Replacement – Discussion – Dr. Carlton

Board members discussed appropriate candidate qualities and the candidate recruitment process.

Adjournment

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

Audience Comments

An audience member inquired about irrigation coverage and cinch bug activity. Another resident commented regarding overnight street parking and there was discussion regarding possible solutions.

