

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 – August 23, 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, Vic Natiello, & Terri Langan

Members Absent: Mr. Salkovitz & Mr. Kagan

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 July 19, 2013 Board of Directors Meeting.

Committee Reports

Community Manager – Mr. Railsback (SSMG)

Mr. Railsback updated the Board regarding a subject property that is abandoned and in foreclosure, however, is currently tenant occupied. Board members advised a Demand for Rent letter should be sent and the GHMA's attorney should be advised.

ON MOTION BY Dr. Carlton, seconded by Mr. Natiello, with all in favor, the Board voted to go to the Attorney regarding this property.

Finance report – Mr. Railsback

Mr. Railsback will review July financials with Mr. Kagan when he returns to town.

Communications/Oak Tree Liaison – Mrs. Langan

Mrs. Langan reported that the deadline for Oak Tree article submissions is October 25, 2013. Additionally, she updated the Board on the progress of the Neighbor-to-Neighbor Program.

Problematic Properties – Dr. Carlton

There was discussion regarding the number of foreclosed properties in the community. Dr. Carlton addressed the concern of negotiating fines for unpaid assessments/non-compliance issues. Specific considerations include the condition of the property, amount owed, length of time that the rears have been in effect, and prior follow-through with the property owner, among others. Board members discussed the appropriate timeframe for remittance of delinquent account balances. The agreed maximum time frame is twelve months.

Dr. Carlton discussed the property on Southlake Drive that is in the process of being titled to the Association as a result of the legal action taken against the property owner. The Board will evaluate available options for the most beneficial plan for this property.



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Architectural Design Committee (ADC) Liaison – Mr. Natiello

Mr. Natiello discussed events of the last ADC meeting. The new ADC Inspector has been trained and is ready to begin conducting inspections. Additionally, Mr. Natiello addressed the word structure used in ADC submittal/denial letters. Mr. Railsback offered the opportunity for a resident to speak on behalf of his Wounded Warrior flag, which is currently a non-compliance issue. Homeowner(s) making request were not present at this meeting to advocate his position. The issued with the flags is considered closed.

Private Lawn Maintenance (PLM) Liaison – Mr. Railsback

Mr. Railsback suggested that the language for PLM contracts be revised during the next contract renewal process. Items such as significant weed growth that occurs as a result of heavy rain.

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

Non-compliance issues are being addressed as needed. Mr. Railsback reported that he is on track with inspections.

Fine Committee Liaison – Mr. Railsback (SSMG)

The August Fine Committee meeting mainly addressed Commencement to Construction non-compliance items.

Community Development District (CDD) Liaison – Dr. Carlton

Dr. Carlton reported that the re-registration process is over 85% complete. The CDD is currently working to update the air conditioning system in the Village Café. The Golf Club Pier is being renovated to ensure user safety. Additionally, the pump house needs to be replaced and the CDD is working to collect information and determine the best course of action. There was discussion on topic of Riverview Condominiums Phase II, specifically the name of the project as well as CC&R requirements/expectations.

Action Item Review List – Mr. Railsback (SSMG)

The ADC Refundable Deposit list is at the Attorney for review. A Pelican Court property may be occupied by a relative of the property owner. Further investigation is needed to determine the validity of the lease. There was discussion as to what constitutes a relative. Letters of non-compliance were mailed to owners with mold/mildew issues. Mr. Railsback confirmed that the revised Welcome letter will include a link to the CC&R's.

Unfinished Business

Sod Replacement – 133 West Waterside Parkway – Mr. Railsback

There was conversation regarding to a proposal to replace sod at the above property. Mr. Railsback explained that funding for this project will come from the Crossings Working Capital fund.

On Motion By Mr. Natiello, seconded by Mrs. Langan, with all in favor, the Board voted to authorize sod replacement at 133 West Waterside Parkway.

New Business

Oak Tree Submission – Content Policy – Mr. Natiello

The Board discussed appropriate parameters for Oak Tree articles, including subject, length, and content.

CC&R Violation Letter Review – Mrs. Langan

Mrs. Langan suggested minor edits to letters of non-compliance, including softening the language of the letter. Board members will wait until the next meeting to allow all members to offer input.



Candidates for ADC Vacancies – Dr. Carlton

Board members discussed candidate submission packages for ADC committee member and/or inspector. There was a vote pertaining to one of the open ADC committee member positions. The selections by each Board member were:

Dr. Robert Carlton – Mrs. Denise Gallo
Vic Natiello – Mrs. Denise Gallo
Terri Langan – Mrs. Denise Gallo

On Motion By Dr. Carlton, seconded by Mr. Natiello, with all in favor, the Board voted to appoint Mrs. Denise Gallo as a new member of the ADC.

On Motion By Mr. Natiello, seconded by Mrs. Langan, with all in favor, the Board voted to reach out to Mr. Gene Holland regarding the open ADC inspector position.

Board members opted to table the vote and selection of a second ADC member until more Board members were present.

Resident Workshops – CC&R Compliance

Mrs. Langan mentioned that Brandy Despang is willing to offer small workshops for residents who are considering making changes to their property. The goal would be to answer general resident questions related to the ADC Standards, and take them through the ADC application process.

Tree Removal – 38 North Village Parkway – Dr. Carlton

Dr. Carlton summarized the tree removal issue at the above referenced property. Mr. Railsback reported that the City of Palm Coast and the property owner will share the cost of tree removal. The Board considered the resolution between the property owner and the City as a resolution and considers the matter closed.

Adjournment

The meeting was adjourned at 3:55 p.m.

Audience Comments

Mr. Robert Hopkins mentioned that Mr. Thomas Byrne should be thanked for his efforts on behalf of Grand Haven. Another member shared his concerns regarding using numbers to identify property owners who are delinquent in their assessments. Furthermore, he recommended that the Board continue enforcing mold and mildew violations.

