

# ***Grand Haven Master Association, Inc.***

Post Office Box 354785 | Palm Coast, Florida 32135

[www.grandhavenmhoa.com](http://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 – June 21, 2013**

### **Call to Order**

The meeting was called to order by Dr. Carlton at 2:01 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

A quorum was established.

Members' sign-in sheet located in Association Meeting File

### **Approval of Minutes**

**On Motion By Mr. Salkovitz, seconded by Dr. Carlton, with all in favor, the Board approved the Meeting Minutes from the May 24, 2013 Board of Directors Meeting.**

### **Committee Reports**

#### **Community Manager – Mr. Railsback (SSMG)**

Mr. Railsback updated the Board regarding eight properties that meet the criteria for abandoned properties, and the recent quarterly maintenance completed by the Association. Commencement to Construction violation letters have been mailed. The next violation tour will include lake banks and the esplanade areas near the golf course. Mrs. Langan suggested sending an e-blast to residents regarding lake bank responsibilities. There was discussion pertaining to replacement of spartina and the scope of lake bank violations. Mr. Railsback addressed concerns of a Crossings Village resident who is concerned with the status of the Crossings pool filtration system. Mr. Railsback provided the Board with information regarding an updated filtration system for the Crossings pool. Board members considered the request and decided that the pool is functioning properly as is.

#### **Finance report – Mr. Kagan**

Mr. Kagan reviewed the profit & loss statements, and reported on the status of each. There was conversation regarding the most lucrative solutions for fiscal management. Mr. Railsback explained the collection process for properties with outstanding balances/liens.

#### **Communications/Oak Tree Liaison – Mrs. Langan**

Mrs. Langan reported that the deadline for Oak Tree submissions is July 25, 2013. The Neighbor to Neighbor program has 27 volunteers, representing sixteen villages, and the response to the program has been positive.

#### **Problematic Properties – Dr. Carlton**

Dr. Carlton updated the Board regarding recording liens on properties that have an outstanding balance between \$100 and \$1,000. There was discussion about vehicles parking in the street, and blocking emergency vehicle access.



2 CAMINO DEL MAR | PALM COAST, FL 32137  
PHONE: 386-446-6333 | FAX: 386-446-1830 | [www.ssmgroupinc.com](http://www.ssmgroupinc.com)

### **Architectural Design Committee (ADC) Liaison – Mr. Natiello**

Mr. Natiello addressed the issue of e-mail communication and granting approval via e-mail. He suggested that no decisions will be made via e-mail pertaining to property changes that have not already been presented to the ADC. Mr. Natiello discussed the current tree count regulations for newly built homes, and relayed advice from Louise Leister regarding tree regulations. There was discussion regarding acceptable practices for submissions to the NCADC.

### **Private Lawn Maintenance (PLM) Liaison – Mr. Kagan**

Mr. Railsback responded to a Board member question about the one gallon spartina plants installed on PLM lakebanks.

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

Mr. Salkovitz confirmed that an inspection to address overnight parking will occur soon.

### **Fine Committee Liaison – Mr. Railsback (SSMG)**

Board members were provided with the Fine Committee meeting results in their packets. Mr. Railsback responded to questions about the outcomes of the May 24, 2013 Fine Committee meeting.

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

Dr. Carlton reported that the CDD is moving ahead with the Marlin Drive drainage project. Additionally, Dr. Carlton updated the Board regarding Track K, which is currently for sale with no intentions to develop. The CDD re-registration process is at approximately 70%. The CDD is planning to move ahead with the pier repair project, upon confirmation/documentation of ownership.

### **Action Item Review List – Mr. Railsback (SSMG)**

Mr. Railsback informed Board members that the Attorney will be reviewing the ADC refundable deposits that the GHMA is unable to return. The findings will hopefully be available for the next Board meeting. The recorded document for the partial assignment of the declarant rights to GHMA for the MADC has been recorded is now available on the website. Mr. Railsback suggested the GHMA consider mailing this document to residents in the near future.

### **Unfinished Business**

#### **Commercial Vehicle Descriptors – Board Consensus – Dr. Carlton**

In response to a letter to the Board, Dr. Carlton presented the topic of what constitutes a commercial vehicle, along with the documentation related to the specific property cited for a violation and levied a fine.

**On Motion By Dr. Carlton, seconded by Mr. Natiello, with all in favor, the Board voted to classify the vehicle at 20 River Park Drive North as a commercial vehicle, and inform the property owner that the Board has reviewed their information and request, identified the vehicle as a commercial vehicle and confirmed that the fine levied is valid and should be paid.**

#### **Street Tree Trimming – Communications & Responsibility – Dr. Carlton**

There was discussion pertaining to appropriate communication methods to address tree trimming. Mrs. Langan was in favor of sending the tree trimming requirements via an e-blast, however the consensus of the rest of the Board was to utilize the enforcement process.

#### **ADC E-Blast Request – Mr. Railsback/SSMG**

Dr. Carlton discussed the effectiveness of e-blasts, and suggested that the Board be selective in terms of what information is sent to residents via e-blast, citing concerns of duplication and e-mail overload.



## **New Business**

### **Length of Term – MADC Members on NCADC – Dr. Carlton**

There was discussion pertaining to term limits for the MADC members serving on the NCADC, which Board members said they would be open to discussing further and addressing at some point in the future.

### **Landscaping Issue – Annuals & Mulch – Dr. Carlton**

Mrs. Langan reported on the history of the red cypress mulch ban, and asked the Board to consider allowing red cypress mulch. Mr. Natiello communicated that the ADC Standards call for a natural look, and suggested that the Board uphold the standards currently in place. He indicated that this was the reasoning for excluding red cypress mulch.

### **Public Awareness of Fine Committee Members – Mr. Natiello**

There was discussion regarding the transparency of the Fine Committee members. The Board all agreed that there is no need to post Fine Committee member information on the website, and at written request, any property owner can request the Fine Committee member information at any time.

## **Adjournment**

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

## **Audience Comments**

An audience member commented regarding Declarant Rights and preferred builder program covenants.

