

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 – March 22, 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

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 February 15, 2013 Board of Directors Meeting.

Committee Reports

Community Manager – Mr. Railsback (SSMG)

Mr. Railsback informed the Board that the Spartina installation is complete. Additionally, he is working with PLM vendors to ensure irrigation inspections on incorporate adjustment of timers for twice per week watering. Demand for Rent letters we mailed last month, consequently, many properties fulfilled their monetary obligations to the Association. Next week 45 Day Notices with intent to lien will be mailed to all owners who have delinquent assessment accounts. There was discussion on topic of rental restrictions and violations

Finance report – Mr. Kagan

Mr. Kagan reported that the GHMA is on budget, and most of the funds have been put into money market accounts. The next financial report will identify the rate and term. There was discussion regarding unclaimed ADC refunds. Mr. Railsback addressed questions related to funds received for the 2013 Unimproved Lot Maintenance Program (ULMP). Additionally, Mr. Railsback responded to questions from an audience member.

Communications/Oak Tree Liaison – Mrs. Langan

Mrs. Langan reported that the latest edition of the Oak Tree has been mailed to residents. The deadline for the next set of articles is Thursday, April 25, 2013. May 6, 2013 is the anticipated mail date for the next Oak Tree mailing, and the issue will include information on recent home sales and listings.

Problematic Properties – Dr. Carlton

Dr. Carlton provided an overview of the last two years, in terms of legal status and collection efforts.

The overview was broken down in three ways: Demand for Rent (SSMG), collection of delinquent accounts by Wright Casey, collection of delinquent accounts and covenant enforcement resolution by Taylor & Carls. At present time there are 17 properties with both law firms and both firms have been instructed to pursue to foreclosure if necessary. There was discussion about the Demand for Rent process.



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Private Lawn Maintenance Liaison – Mr. Natiello

Mr. Natiello spoke regarding the recent pond planting project.

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

To be discussed at a later time.

Fine Committee Liaison – Mr. Railsback (SSMG)

Mr. Railsback updated Board members on the status of February Fine Committee meeting. One member would like to resign, and as a result, the Committee is looking for a replacement member. Dr. Carlton suggested developing an application for Fine Committee members and ADC inspectors. Mr. Natiello added that a brief job description should be included for both positions so participants are aware of job expectations. Mr. Railsback addressed concerns related to the abundance of leaves and the health of the grass in PLM Villages.

Community Development District (CDD) Liaison – Dr. Carlton

Dr. Carlton updated Board members on Track K, which is owned by the Declarant, who is planning to build four golf villas on the property. Resident re-registration is ongoing at the CDD office. The drainage and repaving project on Marlin Drive will be going out for contracts shortly.

Action Item Review List – Mr. Railsback (SSMG)

Mr. Railsback provided the Board with 2011 balance sheets, per their request. Clarification on P&L with respect to Reserve Interest was also provided.

Unfinished Business

ADC Reorganization - Update - Dr. Carlton

Dr. Carlton spoke with Mr. Cullis who informed him that the ADC would be separated into two committees, one for new builds, and one for modification. The modification committee would then be handed over to the GHMA. Association attorney revised the proposed document which was provided to Mr. Cullis, and currently Dr. Carlton is waiting for a response from Mr. Cullis.

Concurrent Memberships of GHMA BOD – Mr. Salkovitz

There was discussion on topic of concurrent memberships between the BOD, CDD, ADC, and Fine Committee.

On Motion By Mr. Salkovitz, seconded by Mr. Natiello, the Board considered restricting concurrent memberships between the CDD, BOD, ADC, and the Fine Committee.

On Motion By Dr. Carlton, seconded by, Mr. Salkovitz, with Dr. Carlton, Mr. Natiello, Mrs. Langan, and Mr. Salkovitz in favor, and Mr. Kagan opposed, the Board voted to amend the policy statement to include Florida Statute language. No individual actively serving on the Master Association Board of Directors may concurrently serve on the CDD, ADC, or (per the FL Statute 720.305.2b) the Fine Committee.

HOA Financial Solutions Update – Dr. Carlton

Dr. Carlton informed the Board that after much consideration, he believes the Association, through the efforts of the Association's attorney(s) and SSMG, is capable of prudently addressing the collection efforts and results of those efforts. Therefore, he recommends not engaging HOA Financial Solutions.

On Motion By Mr. Natiello, seconded by Mrs. Langan, with all in favor, the Board voted to disengage with HOA Financial Solutions.



Sidewalk Repairs – Mr. Salkovitz

Mr. Salkovitz recommended that the next edition of the Oak Tree contain an article regarding rules related to the painting of driveways, and sidewalk repair.

New Business**E-Blast Communication to Residents – Mrs. Langan**

Mrs. Langan suggested using an e-blast system to get information out to residents more rapidly. Mr. Natiello offered suggestions regarding content of the e-blasts.

Welcoming New Residents – Mrs. Langan

Mrs. Langan explained her ideas for welcoming new residents, including providing a welcome packet to new residents containing useful information related to the community and surrounding area.

October Meeting Update (2014 Budget) – Dr. Carlton

There was discussion regarding the October 2014 Budget meeting date. The October meeting date will be changed to October 11, 2013.

Updating of BOD Meeting Minutes on Website – Mr. Natiello

There was brief discussion regarding only posting approved Meeting Minutes are on the website.

Adjournment

The meeting was adjourned at 4:02 p.m.

Audience Comments

An audience member asked a question pertaining tree barriers.

