

Grand Haven Master Association, Inc.

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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 22, 2014

Call to Order

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

Roll Call—Establish a Quorum

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

Others Present: Mr. Troy Railsback – Southern States Management Group

A quorum was established.

Members' sign-in sheet located in Association Meeting File

Pledge of Allegiance

Approval of Minutes

On Motion By Mr. Natiello, seconded by Mr. Salkovitz, with all in favor, the Board Approved the Meeting Minutes of the Board of Directors of the July 18, 2104.

Committee Reports

Community Manager – Mr. Railsback (SSMG)

Mr. Railsback corresponded with the Board Members that the ADC reports for the packets are being posted to VMS as they become available and Board Members will get an email when a new report is posted. September the proposed 2015 Budget(s) will be developed for the Board to review and mail to all owners with the intent to adopt the 2015 Budget at the October Board Meeting. Coupon would then be mailed to all owners in November. The Board Candidates process is coming up soon. Mr. Railsback presented a proposed quote for lights switches activated motion sensors and the reinstallation of the fluorescent light ballast at the Crossing Village Pool House. The fence at the Crossing Village Pool will be installed by the second week in September.

On Motion by Dr. Carlton, seconded by Mr. Kagan with all in favor, the Board approved the quote for the Crossing Village Pool House.

Finance report – Mr. Kagan

Mr. Kagan reported that money from the money market was moved to a CD. The balance sheet is good. Mr. Railsback will be providing the Board with the financial information on 71 Southlake when the paperwork is finalized.

Communications/Oak Tree Liaison – Mrs. Langan

Mrs. Langan reported that an email blast went out regarding the visibility of house numbers. The Oak Tree is doing well. The advertising space were full and will go to first come, first serve basis with preferences to Grand Haven residents. The next deadline will be October 15th. Mrs. Carlton is



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considering increasing the amount of pages in the Oak Tree. The Neighbor to Neighbor Program visited 142 properties, 25 pending and 51 of them are rentals.

Problematic Properties – Dr. Carlton

Dr. Carlton reported on the summary of the collection report. The numbers of foreclosure are coming down. It is now down to around 20 properties. There were a few unimproved lots that were pursued legally and collections were made on those properties.

Architectural Design Committee (ADC) Liaison – Mr. Natiello

Mr. Natiello reported on three items of concern. Mr. Natiello spoke with Mr. Railsback about the standard responses and standard language in the first and third paragraph of the ADC results letters. The second item was to have the landscape plans submittals be 11x17 in size, so that both committee members and the inspectors could read the plans better. The third was about the difference between a recommendation and a guideline from Louise Leister's review.

Private Lawn Maintenance (PLM) Liaison – Mr. Kagan

Mr. Kagan reported that everything is processing fine.

CC & R Compliance Liaison – Mr. Salkovitz

Mr. Salkovitz stated that everything is processing fine. Mr. Railsback stated the next items of concern will be the street tree canopies, mold and mildew and lake banks. Mrs. Lagan requested that when any major project is required that an email blast go out to make property owners aware. Dr. Carlton asked about the #'s of letters and compliance percentages that the community is generating. Mr. Railsback indicated that over 85% of the time first notices produce compliance, which has been typical for the community.

Fine Committee Liaison – Mr. Railsback (SSMG)

Mr. Railsback reported on the July and August 2014 Fine Committee results. The main topic of the August meeting was Wild Oaks Phase 1 commencement of construction violations. There were nearly 20 properties that were on the Fine Committee regarding that subject of concern. Next year Wild Oaks Phase 2 commencement to construction times frames will expire.

Community Development District (CDD) Liaison – Dr. Carlton

Dr. Carlton reported that a major portion of the presentation was by the Flagler County Sheriff's Department and the Neighbor Watch Liaison Officer addressing resident's concern about crime in Grand Haven. In comparison to other locations there is very little crime and suggestion where made on how homeowners could reduce crime even more. The next CDD workshop there will be a discussion about three security items. Dr. Carlton indicated the CDD discussed the supposed unauthorized use of directory information. The landscape maintenance contract for Grand Haven was awarded to Austin Outdoors. The CDD is in an ongoing discussion with Mr. Cullis's about his property near the 9th hole. Dr. Davidson stated the new directory is being printed now and the CDD will be looking for volunteers to help with the distribution.

Action Item Review List – Mr. Railsback (SSMG)

Mr. Railsback stated he had nothing to report.



Unfinished Business - Dr. Carlton

1. Management Company Selection – Discussion/Vote - Dr. Carlton

Dr. Carlton asked Mr. Railsback to leave the room while the Board voted on the selection of the management company.

The tape recording of the minutes was paused for the vote on the Selection of the Management Company.

Following presentations by three potential management companies, the Board engaged in a thorough evaluation and extensive discussion regarding the qualification of each of the presenters.

As the result of a majority vote of three to two, with Dr. Carlton, Mr. Kagan and Ms. Langan voting for Southern States Management Group and Mr. Salkovitz and Mr. Natiello voting for Leland Management, Southern States Management Group Inc. was awarded the management contract for the Grand Haven Master Association, Inc.. The three year contract will begin on January 1, 2015 and extend through December 31, 2017.

The tape recording of the minutes was restarted.

When Mr. Railsback was invited back into the Board Meeting Dr. Carlton stated that Southern States Management Company was awarded the three year contract to continue managing Grand Haven Community.

New Business

1. PLM Committee Recommendation – Mr. Kagan

Mr. Kagan reported that in the Board packet there is a PLM Survey Summary for the years of 2012, 2013 and 2014. One PLM Vendor had fallen out of favor and two companies had excelled. The PLM Committee is proposing that four villages change landscape contractors for the next 3 year contract period starting January 1, 2015. It is proposed that All American be awarded Heritage Oaks, Lakeside and Village Oaks. It is proposed that ValleyCrest be awarded the Reserve. It is proposed that the remaining PLM Villages again be awarded their current contractors. Mrs. Langan asked about the survey results regarding large tree trimming. Mr. Railsback stated it would be addressed at a later Board Meeting. There was a lengthy discussion between property owners in the audience and Board Members with respect to certain Village PLM survey(s) and results.

On Motion by Mrs. Langan, seconded by Mr. Natiello with all in favor, the Board approved the PLM Committee recommendations as presented for all the PLM Villages.

2. Oak Tree – “Exceptional Communities” Website - Mrs. Langan

Mrs. Langan stated the request has been withdrawn for now.

On Motion by Mr. Kagan, seconded by Mr. Natiello with all in favor, the meeting was adjourned at 3:21 p.m.



Audience Comments

Mr. Benham spoke about the process of the CC&R's for the maintenance of the unimproved lots. Dr. Carlton stated it will be discussed at a future Board Meeting.

Pat Maloney questioned if the Crossing Pool would be closed while the fence was being installed. Mr. Railsback stated he believes just certain sitting areas may be closed as they work around the pool, but will post notices and information on the Grand Haven website with information.

Mr. Engram spoke about the break-in at his property. Mr. Engram was directed to speak to the CDD Office.

Tom Byrne requested that the Neighbor to Neighbor Program speak to property residents about the CC&R's. He questioned who is reasonable for the sidewalks on Marlin Drive. Dr. Davidson and Mr. Railsback stated they would research that question and communicate the ownership and responsibility.

