

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 – February 21, 2014

Call to Order

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

Roll Call—Establish a Quorum

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

Member Not Present: Mr. Vic Natiello

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 Mrs. Langan, seconded by Dr. Carlton, with all in favor, the Board Approved the Meeting Minutes of the Board of Directors Meeting of the December 20, 2013, January 17, 2014, January 23, 2014 and January 23, 2014 meetings.

Committee Reports

Community Manager-Mr. Railsback (SSMG)

Mr. Railsback updated the Board about the Unimproved Lot Maintenance Program. Mr. Railsback indicated that service would be done on the Abandoned/Foreclosing properties that meet the criteria, will be maintained in the near future. Mr. Railsback indicated that last year all went well, however the frequency of maintenance could be increased from quarterly to as-need to better serve the community during the summer months. Mrs. Langan asked about the amount of times the lawns are being mowed. It was stated it was quarterly. There was discussion regarding the financial impact. The extra service can very easily be added especially during the summer month or as needed .If it goes over monthly Mr. Railsback will notify The Board.

On Motion By Mrs. Langan, seconded by Mr. Salkovitz, with all in favor, the Board Approved increasing the Abandoned/Foreclosing Property maintenance frequency to “as-needed” during the year.

Finance report – Mr. Kagan

Mr. Kagan reported the GHMA budgets are doing well. We put in a \$100,000 in a money market account. He stated there are two accounts that have \$100,000 each. They are the River Club and PLM Reserve. Since we can get the money out at any time, he would like alternative ideas from Mr. Railsback for moving the money. Mr. Railsback will do the research and provide alternatives.



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Communications/Oak Tree Liaison – Mrs. Langan

Mrs. Langan has been commutating with the new Oak Tree editor Mrs. Carlton by e-mail. There are packets for the revised deadline schedule, the first deadline being April 15th. This will give an opportunity to get the issue to residents by May 15th. Mrs. Langan reported on the Neighbor-to-Neighbor program and commented that the volunteers and program itself is getting very positive feedback. Mrs. Langan stated there are fewer people moving in, there are more renters than residents. Mrs. Langan reported it was time to order more folders and materials to make additional packets. It would be more cost effective in ordering the minimum of 250 folders at cost of \$450.00 plus tax.

On Motion By Mr. Kagan, seconded by Mr. Salkovitz, with all in favor, the Board Approved purchasing more folders and materials to make additional Neighbor-to-Neighbor packets.

Problematic Properties – Dr. Carlton

Dr. Carlton provided an overview of the Problematic Property Committee report.

Architectural Design Committee (ADC) Liaison – Mr. Natiello

Mr. Natiello was not present to report.

Private Lawn Maintenance (PLM) Liaison – Mr. Kagan

Mr. Kagan indicated that Mr. Railsback would have more information on the subject. Mr. Railsback stated that we were just getting ready for the growing season and that everything looks really sharp at this time.

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

Mr. Salkovitz had a question regarding the status of properties on the compliance report. Mr. Railsback explained that when it states closed that the file has been resolved.

Fine Committee Liaison – Mr. Railsback (SSMG)

Mr. Railsback reported there was no meeting for the Fine Committee in January. There was no active to be reviewed. The Fine Committee was cancelled due to a lack of quorum. Mr. Railsback contacted the committee members letting them know how important is to have a meeting in March. The Board asked if this was a regular occurrence and Mr. Railsback indicated that we have an active committee and this is rare.

Community Development District (CDD) Liaison – Dr. Carlton

Dr. Carlton reported on the activities of the CDD. There are a lot of projects going on and they are trying to pull them all together. They voted to install a new sound system for the CDD meetings. The property on Sailfish was put on hold because Kline was too busy. Now they have going back to Kline for bids so that they can get the final plans done. There was a problem pump house which is used or common areas owned by the CDD. The repairs and equipment were approved. Fire Migration Project was approved to move ahead. There is no cost to the CDD or any residents of Grand Haven. There was some concern about the erosion of the lake banks in Osprey Village. Last workshop two contracts were up for renewal. They were the Amenity Center and the Security Service. Both were awarded to the current vendors. The repairs to the pier by Club house will be



starting soon. Mrs. Langan stated that the Neighbor –to -Neighbor program was only to welcome new people into the community.

Action Item Review List – Mr. Railsback (SSMG)

Mr. Railsback reported there were no action items from previous meeting(s).

Unfinished Business

71 Southlake Drive – Status Update

Mr. Railsback reported that the GHMA was served paperwork indicating the bank that hold the mortgage from the prior owner will be filing proceeding to foreclose and take the property back. Mr. Railsback provided documentation for final repairs to be able to place a tenant in the property for rental. The intention is to recover as many or if not all expenses incurred by the GHMA relating to this property. Included in the list was: 1) a property insurance policy; 2) re-carpeting the home; 3) interior patching of walls and painting; purchasing a refrigerator; and having he HVAC unit serviced. There was discussion regarding the potential rent for the property and the number of months the property needs to be rented in order to recover all costs.

On Motion By Mr. Kagan, seconded by Mrs. Langan, with all in favor, the Board Approved to have coverage for property insurance policy, to re-carpet the home, patch and paint the interior of walls also to purchase a refrigerator. The HVAC unit will also be serviced.

Crossing Village – Palatka Holly Tree Issues - Update

Mr. Railsback provided proposal from 3 contractors to remove and replace the struggling East Palatka Holly trees with 45 gallon that were identified in the Crossings Village. Mrs. Langan asked about the Corey estimates warranty on the trees? Mr. Railsback stated 3 months. Mrs. Lagan wants to make sure that this is correct.

Residents from the Crossing Village brought to the attention of the Board that they received subject of concern compliance letters related to mulch around street trees. This is not pertaining to the trees that are being replaced. The Board and Mr. Railsback assured that compliance concerns will be taken into account.

On Motion By Dr. Carlton, seconded by Mr. Salkovitz, with all in favor, the Board Approved having Corey Enterprises replace the trees and providing a one year warranty on those trees.

The tree replacement will be attempted to be done in March 2014.

New Business

Sun and Sun Magazine Article – update

Dr. Carlton reported that he was approached by Sun and Surf magazine to submit an article highlighting the Grand Haven community. The proposed article was provided to the Board and all Board Members agreed it would be great and appreciate the effort put forth by Dr. Carlton.

Oak Tree Advertising Policies

Mrs. Langan has proposed to Mrs. Carlton a formal policy that will identify costs of ads, types of advertising accepted and the amount of advertising in each publication, priority of ads and billing responsibility. Mrs. Langan indicated that there was some outstanding advertising revenue that was not collected.



A policy was provided with all parameters. There was discussion regarding collecting advertising costs prior to including in newsletter or billing after the fact. The direction of the Board is to bill after the fact.

On Motion By Mr. Salkovitz, seconded by Mr. Kagan, with all in favor, the Board Approved the Advertising Policy.

The Board would like SSMG to bill advertisers who have not paid for their ad in the last Oak Tree.

Lank Bank Meeting – CDD, GHMA, Osprey Residents

Dr. Carlton reported that he had attended the meeting and participated in the related discussion with regards to the CDD and Osprey Residents resolving the possible erosion of the littoral shelf within their ponds. It is important to move ahead to resolve the lake bank plantings.

Adjournment

On Motion By Mr. Kagan, seconded by Mrs. Langan, with all in favor, the Board adjourned the meeting at 3:20 p.m.

Audience Comments

1. Mr. Quinn had questions regarding preventative maintenance of CDD related infrastructure. The Board encouraged him to attend CDD meetings and/or speak to the CDD office.
2. Mr. Byrne had a question related to the PLM Working Capital Reserve Funds.
3. Mrs. Maloney encouraged the Board to bid the Crossings Village PLM contract as was done for the rest of the Villages. She also reported the City of Palm Coast has new certification requirements and wanted to make sure Corey Enterprises is compliant.

