

# ***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 Agenda December 19, 2014**

2:00 p.m.

### **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, Mr. Vic Natiello, Mrs. Langan, 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 Mrs. Langan, with all in favor, the Board Approved the recommended change on the CDD language from Dr. Carlton in the Meeting Minutes of the Board of Directors of the November 21, 2104.**

### **Committee Reports**

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

Mr. Railsback provided a report on the summary of expenses for the property that was foreclosed on by GHMA and then became bank owned. Mr. Railsback completed the re-inspection the new construction home as requested by the Board. Mr. Railsback will re-inspect a home as directed by the Fine Committee. Mr. Railsback discussed the street tree roots invading the sewer pipes. Mr. Salkovitz suggested calling the City first before a local contractor.

#### **Finance report – Mr. Kagan**

Mr. Kagan reported that the PLM is operating within budget. Mr. Kagan suggested moving funds from the money market into a 12 month CD for \$100,000.00 and a 6 months CD for \$50,000.00.

**On Motion by Mr. Kagan, seconded by Mr. Natiello, with all in favor, the Board Approved the purchasing of two CD's one for 12 month CD for \$100,000.00 and a 6 months CD for \$50,000.00.**



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

Mrs. Langan stated the deadline for articles for The Oak Tree is January 15, 2015. There was a discussion about the purpose of the Neighbor to Neighbor Program. Mrs. Langan's recommendation is to put an email blast in The Oak Tree asking people to head up the program, as well as the need for more volunteers. Dr. Carlton requested a list of the volunteers from Mrs. Langan.

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

Dr. Carlton reported on the summary of the collections. The GHMA will be going to mediation on January 20, 2015. The unimproved lot that went to foreclosure was purchased by GHMA. There was a discussion about bidding on another property.

**On Motion by Mr. Kagan, seconded by Mr. Natiello, with all in favor, the Board Approved GHMA to move forward on this property with foreclosure action.**

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

Mr. Natiello stated that he heard the Holiday luncheon was very enjoyable. The M ADC meetings are running well. There was a discussion about the NC ADC meetings pertaining to the landscapers attending the meetings and also, the placement of street trees. Dr. Carlton spoke with Mr. Colee about the NC ADC meeting needing to end on time as to not interfere with the starting of the M ADC meeting.

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

Mr. Railsback reported about having the contractors be on pace for the holiday. Mr. Railsback discussed that all open items of concern will be resolved before the New Year.

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

Mr. Salkovitz discussed the unauthorized open house signs.

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

Mr. Railsback reported that in your packet are the results of the last Fine Committee Meeting. The Fine Committee Meeting for December was cancelled because everyone was in compliance.

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

Dr. Carlton reported that the CDD is moving ahead on the drainage project on Sailfish Drive also, the expanding parking at Creekside Amenities Office. There was a discussion about crime in Grand Haven and how to better improve security. Selection process on the Neighbor Watch Steering Committee is set for January 8, 2015 at 7:00 P.M. The next workshop will include discussions on gates at the entrances and sidewalks also, included will be about intrusive wild life.

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

Mr. Railsback stated there were no open items to report.



## **Unfinished Business - Dr. Carlton**

### **1. CC&R Violation Guidelines – Discussion**

Dr. Carlton stated he would like these topic resolved before the new Board Members come into office. There was a lengthy discussion on these topics.

- a. Equity of Compliance Process
- b. Statute of Limitations-Age of Violation
- c. Intensity of Enforcement Efforts

### **2. Satellite Dish Replacement – Discussion/Policy Development**

Dr. Carlton stated that in your packet are two drafts. The first draft is on ADC Standards and the second on the installation of new satellite dishes. There was a letter about the Telecommunications Act of 1966 also, provided in the packet. There was a lengthy discussion on this topic.

**On Motion by Mr. Natiello, seconded by Mr. Salkovitz, with all in favor, the Board Approved to except both drafts as presented.**

## **New Business**

Mr. Natiello spoke about the posting of information/opinions on social media sites.

### **1. Ethics Standards – Discussion/Policy Development**

**On Motion by Mrs. Langan, seconded by Mr. Kagan, with all in favor, the Board Approved the Ethics Standards as Board policy with any grammatical changes that are necessary.**

### **2. Updates to Director’s Handbook- Discussion**

Dr. Carlton discussed the expectations of attendance by the Board Members. There is a lengthy discussion on this subject. Mr. Natiello discussed removing the link to the neighborhood watch from the Grand Havenmhoa.com. There was a lengthy discussion on this topic. Audience members, Mr. Mulhall and Mr. Davidson added comments to the Board members on this topic.

**On Motion by Mr. Salkovitz, seconded by Mrs. Langan, with all in favor, the Board Approved to eliminate the Neighborhood Watch link to the website and provide a disk with the information to the meeting on January 8, 2015.**

## **Director’s Requests**

Mr. Salkovitz discussed having enough time in the future to have candidate’s nights for new Board Members.

**On Motion by Mr. Natiello, seconded by Mr. Kagan with all in favor, the meeting was adjourned at 4:42 p.m.**

## **Audience Comments**

