

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 Agenda September 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, 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. Salkovitz, seconded by Mr. Natiello, with all in favor, the Board Approved the Meeting Minutes of the Board of Directors of the August 22, 2104.

Committee Reports

Community Manager – Mr. Railsback (SSMG)

Mr. Railsback stated in your packet is the information about the Crossings Pool fence. The new lock box is the last step which will be completed by the end of next week. Property owners will still be able to use the same key. The lighting at the Crossings Pool has been completed. The packet also includes the timeline for the budget and the elections. The Board decided to hold the Annual Members Meeting on January 15, 2015. The next item in the packet was a summary of the results for adding the tree trimming service to the PLM. The results showed that no Village supported such a change to their Village PLM services

Finance report – Mr. Kagan

Mr. Kagan reported that the Association's financial position continues to be strong and budgets on track.

Communications/Oak Tree Liaison – Mrs. Langan

Mrs. Langan reported that an email blast went out to property owners making them aware of the next inspection items which will be street trees, mold and mildew and lake bank maintenance. The Neighbor to Neighbor Program is working well and has visited 146 residents, 34 pending and 52 rentals with a total of 181. The deadline for articles for the Oak Tree is October 15, 2014.



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Problematic Properties – Dr. Carlton

Dr. Carlton reported on the summary of the collection report. Dr. Carlton discussed the bidding on a problematic property for purchase. Mr. Salkovitz requested Mr. Railsback provide the financial summary on 71 Southlake Drive.

There was discussion related to next steps in legal pursuit for two properties.

The first property will be set for foreclosure sale with unpaid taxes.

On Motion by Dr. Carlton, and seconded by Mr. Natiello, with all in favor, the Board approved that GHMA move forward with foreclosure sale for this property.

The second property discussed is undergoing informal mediation. The Association's legal counsel suggested a final offer prior to engaging a mediator and encumbering even more significant legal pursuit expenses for the Association and the property owner.

On Motion by Dr. Carlton, and seconded by Mr. Salkovitz, with all in favor, the Board approved that GHMA would make an offer of \$7,500.00 on the property and they would have to sign up for the ULMP. The response time would be within 15 days. If the offer was not accepted it would go to mediation and all offers would be off the table.

Dr. Carlton discussed correspondence received relating returning the \$5,000.00 deposit of a property owner who stopped building with and is in litigation with the builder.

On Motion By Dr. Carlton, and seconded by Mrs. Langan, with all in favor, the Board approved to returning the \$5,000.00 deposit and Dr. Carlton will speak with the property owner about the clarification of the letter.

Architectural Design Committee (ADC) Liaison – Mr. Natiello

Mr. Natiello is concerned about the Declarant changing the ADC standards through a policy change. There was a lengthy discussion on this matter. Dr. Carlton will set up a meeting with the Declarant.

Private Lawn Maintenance (PLM) Liaison – Mr. Kagan

Mr. Kagan reported that the PLM vendor change will be on January 1, 2015. Mr. Salkovitz asked Mr. Railsback about the procedure before a PLM property owner is cited for a sod issue. The contract calls for the PLM vendor to communicate with the property owner about any irrigation issues and in most cases a resolution occurs. All PLM contract parameters are processed prior to proceeding to the enforcement process.

CC & R Compliance Liaison – Mr. Salkovitz

Mr. Salkovitz communicated that there was a concern about a time line for citations. There was lengthy discussion related whether all satellite dishes must be approved by the ADC before installation. The required location is in the rear quadrant of the house. Mr. Railsback indicated that the Village CC&Rs and Architectural Standards speak to this topic. Mrs. Langan requested that Mr. Railsback place information regarding satellite dishes in the Oak Tree.



Fine Committee Liaison – Mr. Railsback (SSMG)

Mr. Railsback provided the results of the Fine Committee Meeting for August. A property owner can come and plead their case in a closed room with the Fine Committee Members, and then there is a vote with only the Fine Committee Members present. The property owner is notified within 10 days by certified mail of the meeting results.

Community Development District (CDD) Liaison – Dr. Carlton

Dr. Carlton reported that the CDD is moving ahead with the additional parking at Creekside Amenities Center. There was discussion about pedestrian fences, signage at the pedestrian entrances and Wild Oaks Amenities. There was also a discussion on additional security camera for the exit gates. Candidate night is tentatively scheduled for October 15, 2014. Dr. Carlton referenced that the CDD's attorney spoke regarding the CDD's position related to sidewalk maintenance within Grand Haven, and further as it relates to specific Villages such as Wild Oaks.

Action Item Review List – Mr. Railsback (SSMG)

Mr. Railsback reported that the Crossings Budget breaks out the PLM cost from other Crossings Village assessment expenses related to the pool. Also, the sidewalk maintenance on Marlin Drive was addressed. During the month of October 2014 inspections will be focused on street trees, mold and mildew and lake bank maintenance.

Unfinished Business - Dr. Carlton

1. Draft of Management Services Contract – Review- Dr. Carlton

Dr. Carlton stated Board Members should have received the draft of the SSMG management service contract. Mr. Salkovitz discussed the additional information about the free Sunday edition of the News Journal to resident needs to be added into the contract. The final contract will be reviewed by legal counsel.

2. Sidewalk Repair and Maintenance - Dr. Carlton

Dr. Carlton spoke with legal counsel regarding an opinion on the responsibility of the maintenance of the sidewalks. The attorney upheld and further supported their previous opinion that responsibility of the sidewalk maintenance and repairs is the property owner's. The exceptions are Wild Oaks, which is the CDD's responsibility, River Club where there are no sidewalks and Riverview Condominiums where the sidewalks on their property are their responsibility. There was a lengthy discussion on this matter.

New Business

1. Maintenance of Unimproved Lots – Number & Frequency – Mr. Railsback (SSMG)

In the packet Mr. Railsback provided a summary of the Unimproved Lot Maintenance Program (ULMP), specifically the description of the four types of lots, cost and the percentages of types and participation. There was a lengthy discussion about the financial impact on the GHMA about the unimproved lots that are not in the ULMP and the property owner does not fulfill their maintenance responsibility.

On Motion By Mr. Natiello, and seconded by Mr. Salkovitz, with all in favor, the Board approved that GHMA take the step necessary to increase mowing to six cuts per year for the unimproved lot property owners that do not fulfill their maintenance responsibility.



2. Proposed 2015 Budget- Discussion – Mr. Kagan

Proposed Budgets were prepared. The final proposed budget will be mailed to each property owner in advance of the October 2014 meeting, where the Board would likely adopt the 2015 Budgets. Mr. Kagan reported on GHMA annual assessment amount could go down to \$115.00 per property. The ADC committee expenses were included in the summary. The summary for the PLM is by Village. The Reserve proposed budget is \$50.00. Linkside and Pine Harbor proposed budget is \$80.00. Riverwalk proposed budget is \$74.00. Village Oaks proposed budget is \$68.00. Lakeside Village proposed budget is \$65.00. Heritage Oaks proposed budget is \$71.00. River Club proposed budget is \$205.00. The Crossing proposed budget is \$138.00.

On Motion by Mr. Natiello, seconded by Mr. Salkovitz, with all in favor, the Board approved mailing the proposed 2015 budget(s) as they were submitted, except with one change, that the Master be adjusted to a \$115.00 annual assessment.

3. Rollout of VMS Software to ADC – Mr. Salkovitz

Mr. Salkovitz questioned when the VMS software would roll out. Mr. Railsback stated it is ready for use.

Adjournment

On Motion by Mr. Salkovitz, seconded by Mrs. Lagan with all in favor, the meeting was adjourned at 4:35 p.m.

Audience Comments

Mrs. Salkovitz questioned about making some changes on the ADC forms. There was a discussion about fees to be charged to builders with returning issues.

An audience member questioned the standards on satellite dishes.

