

Grand Haven Master Association, Inc.

Post Office Box 354785 | Palm Coast, Florida 32135

www.grandhavenmhoa.com

Dr. Robert Jay Carlton, President
Mr. Murray Salkovitz, Vice President
Mr. David I. Alfin, Treasurer

Mr. Jim Gallo, Director
Mr. Vic Natiello, Director
Mr. Troy Railsback, Secretary, Ex-officio

Board of Directors Meeting Agenda

August 21, 2015

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: Mr. David Alfin, Dr. Robert Jay Carlton, Mr. Murray Salkovitz, Mr. Jim Gallo & 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

Audience Comments (Three minute Rule, Non Agenda Items)

Mr. Jurgensen spoke about the damage from the Oak Trees.

Ms. McKeon spoke about the unimproved lot next door and the lake banks.

Mr. Schaefer spoke about The Crossings Pool.

Dr. Carlton spoke about the Tree Symposium that will be held in the Grand Haven Room on September 1 & 2, 2015.

Approval of Minutes

On Motion by Mr. Alfin, seconded by Dr. Carlton, with all in favor, the Board Approved the Meeting Minutes of the Board of Directors of the July 24, 2015.

Committee Reports

Community Manager – Mr. Railsback (SSMG)

Mr. Railsback provided the standard reports that are in your packets. Mr. Railsback discussed the email from a property owner about the lack of spartina on the lake bank. Mr. Railsback and Mr. Alfin will be working on the primarily budget and working capital for the September Board meeting.

Finance report – Mr. Alfin

Mr. Alfin reported that the Association's financials are in good standings. There is approximately \$350,000.00 in total funds.



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Problematic Properties – Dr. Carlton, Mr. Salkovitz

Mr. Salkovitz reported the amount collected this month was \$24,668.00, which did not include \$55,000.00 in fines. In the past 6 months the problem homes in Hidden Lake Village have been sold.

Architectural Design Committee (ADC) Liaison – Mr. Natiello

Mr. Natiello discussed how useful the tablet is at the ADC meetings. Mr. Natiello spoke about how the committee members were using the new check boxes on the forms. The new M ADC committee member, Mrs. Johnson will be getting her VMS training and is scheduled to go out with an inspector for her field training. Mr. Natiello and Mr. Railsback are working on the language for the body of the ADC letters.

Private Lawn Maintenance (PLM) Liaison – Mr. Gallo

Mr. Gallo reported that he and Mr. Railsback did the PLM inspections with all three vendors. Mr. Gallo requested that the PLM Survey be mailed out in September. Mr. Railsback discussed the proposal from Valley Crest for the lake banks in Pine Harbor Village. There was a lengthy discussion about the PLM working capital reserves money.

On Motion by Mr. Alfin, seconded by Mr. Salkovitz, with all in favor, the Board declined to reduce the collection of the PLM working capital reserves by 50%.

CC & R Compliance Liaison – Mr. Salkovitz

Mr. Salkovitz reported that your packet includes the CC&R's compliances for the lake banks. Mr. Salkovitz requested to have the compliance schedule for the future.

Communications/Oak Tree Liaison – Mr. Alfin

Mr. Alfin reported that The Oak Tree has been distributed. The deadline to submit articles for the Oak Tree is October 15, 2015.

Fine Committee Liaison – Mr. Railsback (SSMG)

Mr. Railsback stated that the Fine Committee Meeting for August 2015 was cancelled.

Community Development District (CDD) Liaison – Dr. Carlton

Dr. Carlton reported that the CDD is working on budget, capital and personal manual for the year 2016. The CDD is developing on the 5 year business plan for 5 goals. The CDD is working on refurbishing the Bocce Ball Court, Shuffle Board Courts. After the Tree Symposium the Grand Haven Room will be closed for the month of September for renovations. The CDD is discussing converting all the street lights in Grand Haven to LED lights.

Action Item Review List – Mr. Railsback (SSMG)

Mr. Railsback stated he provided the PLM Survey sample. Mr. Railsback will be working with Mr. Alfin on the balance sheet activity and accounts receivables.

Unfinished Business

1. PLM Reserve Accounts – Recommended Action Plan - Mr. Alfin

Mr. Alfin stated the PLM recommended action plan was previously discussed.



2. Owned Unimproved Lot – Financial Status & Recommendation – Mr. Salkovitz

Mr. Salkovitz stated that in your packet is an offer from SeaGate Homes, LLC for 60 Riverbend Drive.

On Motion by Mr. Salkovitz, seconded by Mr. Natiello, with Mr. Gallo voting against, and with all the other Board members voting in favor, the Board Approved the offer from SeaGate Homes, LLC on 60 Riverbend Drive.

On Motion by Mr. Natiello, seconded by Dr. Carlton, with all in favor, the Board Approved for Mr. Salkovitz to continue handling the contract for 60 Riverbend Drive.

3. New Service Contractor For The Crossings Pool – Update – Mr. Railsback

Mr. Railsback stated that in your packet is an invoice from the new service contractor to bring The Crossings Pool up to standards. Mr. Railsback provided to the Board a quote for securing the fence at The Crossings Pool. Mr. Railsback stated a leaf blower will be purchased for the new service contractor.

On Motion by Mr. Alfin, seconded by Dr. Carlton, with all in favor, the Board approved to cap the expenses for the Crossings Pool fence at \$1,500.00.

New Business

1. Resurfacing of the Crossings Pool – Dr. Carlton

Dr. Carlton discussed the resurfacing of The Crossings Pool. Dr. Carlton directed Mr. Railsback to get 3 quotes for the resurfacing. Ms. Maloney, an audience member, spoke about The Crossings Pool Club House is in need of a new roof.

Director's Requests

On Motion by Mr. Natiello, seconded by Mr. Alfin, with all in favor, the Board Approved

Adjournment

On Motion by Mr. Alfin, seconded by Mr. Natiello, with all in favor, the meeting was adjourned at 4:30 p.m.

