

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

February 20, 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. Jim Gallo, Mr. Vic Natiello & Mr. Murray Salkovitz

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. Schaffer commented on CDD related items, and suggested a heater for the Crossing Pool.

Mr. Bolduc commented on ADC Standards/Builders/Processes/Failures.

Mrs. Deal commented on Fiduciary Responsibilities/Build Process/Approved builders & approved builder program.

Approval of Minutes

On Motion by Mr. Alfin, seconded by Mr. Natiello, with all in favor, the Board Approved the Meeting Minutes of the Board of Directors of the January 30, 2015.

Committee Reports

Community Manager – Mr. Railsback (SSMG)

Mr. Railsback provided the standard reports in packet.

Finance report – Mr. Alfin

Mr. Alfin reported that the Association's financial is running well. The \$100,000.00 in surplus funds was invested as directed a prior Board Meeting.

Problematic Properties – Dr. Carlton, Mr. Salkovitz

Mr. Salkovitz reported that the economy is improving and Grand Haven has fewer foreclosures. Mr. Salkovitz spoke about GHMA bidding on a property in the North Park Village. A letter went out to the preferred builders if they were interested in purchasing the lot that GHMA owns.



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Architectural Design Committee (ADC) Liaison – Mr. Natiello

Mr. Natiello stated so far there have been two meetings on the revision of the ADC standards. The two main items of concern on the NC ADC are the Builder's fee and going to a two step process. Mr. Natiello stated the goal would be to have standards that meet the NC ADC as well as M ADC.

Private Lawn Maintenance (PLM) Liaison – Mr. Gallo

Mr. Gallo stated he and Mr. Railsback did meet with the PLM Vendors. There was a discussion about the property at 46 Jasmine Drive. All American Lawn Service will have in place a set schedule by May. A proposal was presented for work to be done on the irrigation system on 17, 19 & 21 River Landing Drive. There was a lengthy discussion about the deductible for 21 River Landing Drive. In the future the Board will address the other units.

On Motion by Mr. Gallo, seconded by Mr. Salkovitz, , the Board Approved, with Dr. Carlton abstaining, to comply with the homeowner's request for the deductible to be paid. The funds will come from the River Club reserves.

CC & R Compliance Liaison – Mr. Salkovitz

Mr. Salkovitz stated he would discuss specific information under Unfinished Business.

Communications/Oak Tree Liaison – Mr. Alfin

Mr. Alfin stated that the February issue of the Oak Tree was delivered. The Neighbor to Neighbor Program has 15 new residents to visit. Deadline for articles for the next Oak Tree is April 15th.

Fine Committee Liaison – Mr. Railsback (SSMG)

Mr. Railsback provided the results of the Fine Committee Meeting for January 2015.

Community Development District (CDD) Liaison – Dr. Carlton

Dr. Carlton reported that the CDD workshop was cancelled. The CDD Board is looking to develop a policy regarding utilities easements for storm water drains. Dr. Carlton stated that the CDD is reviewing concerns about the traffic at the Main Gate. Dr. Carlton stated there is still discussion with the City about the fencing at Waterfront Park. There was a discussion about having an evening CDD workshop.

Action Item Review List – Mr. Railsback (SSMG)

Mr. Railsback reported that there were two action items from the last meeting. One is the e-blast regarding the opening for M ADC member and the second was the notice to builders about the lot at 60 Riverbend Drive being for sale. Both were processed accordingly.

A Motion by Mr. Salkovitz, seconded by Dr. Carlton, with limited discussion, was made to list 60 Riverbend Drive with Grand Haven Realty. Motion was withdrawn by Mr. Salkovitz.

A Motion by Dr. Carlton, seconded by Mr. Salkovitz, was made to include Grand Haven Realty for an opportunity to list 60 Riverbend Drive, along with two other Real Estate agencies. With Dr. Carlton voting in favor, Mr. Gallo and Mr. Salkovitz voting against and Mr. Alfin and Mr. Natiello abstaining the motion Failed.



Unfinished Business

1. Tablet/Laptop for Use by ADC- Mr. Natiello

Mr. Natiello discussed the advantage of tablet/laptop for the ADC.

On Motion by Mr. Natiello, seconded by Mr. Alfin, with all in favor, the Board Approved the Purchase of a tablet/laptop for the ADC the cost being no more than \$500.00.

2. Revision of ADC Standards Recommendation – Satellite Dish Antennas - Mr. Natiello

Mr. Natiello stated the policy needs to be modified to include the information about in ground antennas.

On Motion by Mr. Natiello, seconded by Mr. Alfin, with all in favor, the Board Approved the in ground antennas to be included in the new ADC standards.

3. Satellite Dish Policy Distribution – Method & Timelines – Dr. Carlton

Dr. Carlton stated that an e-blast was sent to residents regarding Satellite Dish antennas. There was discussion by Mr. Gallo regarding the potential of mounting brackets being left on the roof of properties removing their satellite dishes.

On Motion by Mr. Salkovitz, seconded by Mr. Gallo, with all in favor, the Board Approved to replace the wording of satellite dish to state satellite dish and all related components.

4. Disregard of Existing Sign Policy By Realtors – Mr. Salkovitz

Mr. Salkovitz discussed unauthorized open house signs. Mr. Salkovitz requested a form letter to be sent to the broker, real-estate board and the homeowner of the violation of Grand Haven Policy. Language will be added to the website on this topic.

New Business

1. Selection of New M ADC Member – Dr. Carlton

Dr. Carlton stated in your packet is information on the applicants for the M ADC position. Through a formal ballot process, with Mr. Alfin, Dr. Carlton and Mr. Gallo voting for Mr. Jerry Kagan, and Mr. Natiello voting for Mrs. Stephanie Johnson, and Mr. Salkovitz voting for Mr. John Chism, the Board appointed Mr. Jerry Kagan to fill the open M ADC position.

Director's Requests

Adjournment

On Motion by Mr. Salkovitz, seconded by Mr. Natiello with all in favor, the meeting was adjourned at 4:02 p.m.

