

# ***Grand Haven Master Association, Inc.***

Post Office Box 354785 | Palm Coast, Florida 32135

[www.grandhavenmhoa.com](http://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**

**May 29, 2015**

1:30 p.m.

### **Call to Order**

The meeting was called to order by Dr. Robert Carlton at 1:30 p.m.

### **Roll Call—Establish a Quorum**

**Members Present:** Mr. David Alfin, Dr. Robert Jay Carlton, Mr. Jim Gallo & Mr. Vic Natiello

**Member Not Present:** Mr. Murray Salkovitz was not present but will participate via conference call at the Unfinished Business portion of the Board Meeting.

**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. Kaplan spoke about the Oak Trees.

Mr. Reisman spoke about the HOA meeting with the City of Palm Coast and about the ADC Standards on tree removal.

Ms. Shirk spoke about the removal of the problematic trees.

Mr. Matthews spoke about the M ADC requirements for the removal/replacement of the Oak Trees.

Ms. McKeon spoke about the Oak Trees, rear lawns, oil stains in the street from a builder and solicitation.

Mr. Torrisi spoke about sidewalks and the Oak Trees.

Ms. Layng spoke about the removal of the PLM service from her village.

### **Approval of Minutes**

**On Motion by Mr. Natiello, seconded by Mr. Alfin, with all in favor, the Board Approved the Meeting Minutes of the Board of Directors of the April 17, 2015 with the correct to remove the audience comments.**

### **Committee Reports**

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

Mr. Railsback provided the standard reports that are in your packets.

### **Finance report – Mr. Alfin**

Mr. Alfin reported that the Association's financials are in good standings.



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### **Problematic Properties – Dr. Carlton, Mr. Salkovitz**

Dr. Carlton reported the amount collected this period was \$27,236.00. The amount collected from year to date was \$43,000.00.

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

Mr. Natiello discussed information about satellite dish antennas. Mr. Natiello reported that every ADC member has completed the required training with an ADC inspector. Mr. Natiello provided a letter to Mr. Railsback regarding the ADC inspector certification records. Mr. Natiello commented on the reviewing process of the NC ADC committee on certain items. Mr. Natiello discussed that he is working toward having the word “tabled” removed from use at the ADC meetings.

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

Mr. Gallo reported that he and Mr. Railsback are meeting monthly with the PLM Vendors.

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

Mr. Salkovitz was not present.

### **Communications/Oak Tree Liaison – Mr. Alfin**

Mr. Alfin reported The Oak Tree is continuing to be well received by the residents. The Neighbor to Neighbor Program had 64 new residents from February 11<sup>th</sup> to May 28<sup>th</sup>. Currently there are 11 volunteers in the Neighbor to Neighbor Program. Mr. Alfin is still looking for more volunteers to help with the program. Mr. Natiello suggested changing the wording in the Oak Tree for the Grand Haven Board Meetings to read “the next to the last Friday of every the month”. Mr. Alfin provided mission statements to the Board to review for discussion at the next Board Meeting.

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

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

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

Dr. Carlton reported that the CDD is still working on the drainage easement project. The Croquet Court at Creekside is almost finished. The Pickle Ball Courts will be finished in two to three weeks. The Creekside pool contractors and suppliers are still working on fixing the refinishing of the pool. Dr. Carlton stated the final permit was issued to finish the condominiums.

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

Mr. Railsback will be posting information about the open house signs on the website.

### **Mr. Murray Salkovitz participated via conference call till the adjournment of the Board Meeting.**

### **Unfinished Business**

#### **1. ADC Standards Revision - Mr. Natiello**

Mr. Railsback passed out an exhibit change to the Board Members. Mr. Natiello discussed the Exhibit #2 stating the only pond bank grass allowed will be Spartina Bakeri - Sand Cordgrass. Mr. Natiello discussed the wording in the ADC Standards Revision on exterior color description. Mr. Natiello discussed the removal of Exhibit #11.



There was a lengthy discussion on the recommendations and points of the concerns in the ADC Standards Revision. Mr. Alfin wanted to acknowledge everyone that participated in the revision of the ADC Standards.

**On Motion by Dr. Carlton, seconded by Mr. Alfin, with all in favor, the Board Approved the ADC Standards Revision with all the changes that were discussed.**

**2. Distribution of Satellite Dish Policy & ADC Standards Statement – pg 17-T**

Dr. Carlton stated that the Satellite Dish Policy and the ADC Standards Statement will be mailed to all Grand Haven residents.

**New Business**

**1. Rights of Non-Property Owners at GHMA Meetings – Mr. Alfin**

Mr. Alfin stated that in the CC&R's in order to be recognized by the Master Association Board a member must be a lot or dwelling unit owner. There was a lengthy discussion on the rights of non-property owners to be able to attend the GHMA Meetings.

**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 to observe the CC&R's to only allow property owners to attend the GHMA Meetings.**

**Director's Requests**

Mr. Natiello requested to change the language on the speaker's sign in cards.

Mr. Hopkins wanted to have clarification on when he could speak at the GHMA meeting.

**On Motion by Mr. Natiello, seconded by Mr. Alfin, with all in favor, the Board Approved to change the language on the speaker's sign in cards.**

Mr. Alfin brought up a question the Board members. "If a home is built on two lots is the homeowner paying two CDD fees"? The answer to the question was "yes".

**Adjournment**

On Motion by Mr. Natiello, seconded by Mr. Alfin, with all in favor, the meeting was adjourned at 4:00 p.m.

