

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

July 24, 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

Dr. Carlton spoke about the different responsibilities of the CDD and the Master Association.

Dr. Carlton spoke about the Golf Course and the Club House being privately owned.

Dr. Carlton stated that the new ADC Standards are posted on the website.

Dr. Carlton stated that the signature Oak Tree of Grand Haven has been removed.

Audience Comments (Three minute Rule, Non Agenda Items)

Mr. Matthews spoke about Board priorities and rule making.

Mr. Kaplan spoke about procedures and oak trees.

Ms. Demkar spoke about the condition of The Crossings pool.

Ms. Yacek spoke about the condition of The Crossings pool.

Ms. Kozack spoke about the condition of The Crossings pool.

Ms. Kozer spoke about the condition of The Crossings pool.

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 June 19, 2015.

Committee Reports

Community Manager – Mr. Railsback (SSMG)

Mr. Railsback provided the report about the 6 foreclosure properties that were mowed and cleaned up.

Mr. Railsback stated the next items of concern are lake banks, the esplanade and unimproved lots.



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Finance report – Mr. Alfin

Mr. Alfin reported that the Association's financials are sound. Mr. Railsback explained the receivable amount on page 2 of the Balance Sheet. Mr. Alfin stated that in the PLM reserve account there is approximately \$146,869.00 in working capital. Mr. Railsback explained working capital.

Problematic Properties – Dr. Carlton, Mr. Salkovitz

Dr. Carlton reported that the amount collected to date is approximately \$65,000.00. Dr. Carlton stated that foreclosures are down in Grand Haven. Dr. Carlton spoke about the lot that GHMA is looking into purchasing.

Architectural Design Committee (ADC) Liaison – Mr. Natiello

Mr. Natiello stated that there were changes to the M ADC committee comment sheet. Mr. Natiello spoke about the Exhibit #8 form. Mr. Natiello stated that language will be added to the letters for homeowners to call SSMG when the work has been completed.

Private Lawn Maintenance (PLM) Liaison – Mr. Gallo

Mr. Gallo and Mr. Railsback inspected Pine Harbor Village under the new PLM vendor. Mr. Gallo spoke about the lake banks in Pine Harbor Village. All American was directed to address the tree canopies in the North Park Section.

CC & R Compliance Liaison – Mr. Salkovitz

Mr. Salkovitz stated his concern about the compliance inspection report from June 28th. Mr. Railsback stated that the next weekend compliance inspection would be done in the evening.

Communications/Oak Tree Liaison – Mr. Alfin

Mr. Alfin stated that the Grand Haven Community is receiving one new resident every other day. The Neighbor to Neighbor Program has 14 active volunteers. Mr. Alfin stated that The Oak Tree is always looking for residents to submit articles.

Fine Committee Liaison – Mr. Railsback (SSMG)

Mr. Railsback provided the results of the Fine Committee Meeting for July 2015 which included the Commencement to Construction non-compliance.

Community Development District (CDD) Liaison – Dr. Carlton

Dr. Carlton reported the Grand Opening of the Pickle Ball Courts is on Saturday, July 25th. The CDD authorized the installation of signs for no fishing or no trespassing on Front Street. The CDD finalized the policy for the storm water utilities easement. Mr. Salkovitz stated that there will be signage at the tennis courts to provide an address for emergency purposes.

Action Item Review List – Mr. Railsback (SSMG)

Mr. Railsback reported that the action items that were completed were the correspondence to Pine Harbor residents regarding the change in the PLM vendor. An E-Blast was sent for the opening for the M ADC position and an E-Blast about the satellite dish policy. The ADC Standards were posted on the website. The action items that will be addressed at the next Board meeting will be to provide a sample of the PLM Survey. Mr. Railsback will provide Mr. Alfin the Balance Sheet activity and Accounts receivable reports.



Unfinished Business

1. PLM Reserve Accounts – Mr. Alfin

Mr. Alfin wanted the Board's input on what can be done with the PLM Working Capital account(s). There was a lengthy discussion on this topic.

2. Association Owned Unimproved Lot – Update – Mr. Salkovitz

Mr. Salkovitz reported that in 2015 there were 15 lots sold in Grand Haven, 9 of which were in Wild Oaks. There are 42 lots available at this time. Mr. Salkovitz showed the Board a tentative offer for 60 Riverbend Drive. There was a lengthy discussion on this topic.

3. Street Tree Symposium – Update – Dr. Robert Carlton

Dr. Carlton stated that a tentative date for the Street Tree Symposium is set for September 1st and 2nd. The first day Historical Perspective, Current State and Possible Solutions will be covered. The second day Legal Considerations, Liability Considerations, Financial Considerations and Summary will be covered. Residents will be notified when it gets closer to the tentative date.

New Business

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

Dr. Carlton stated that in your packet is information on the applicants for the M ADC position.

Through a formal ballot process, with Mr. Alfin, Mr. Salkovitz and Mr. Natiello voting for Mrs. Stephanie Johnson, Dr. Carlton and Mr. Gallo voting for Mr. Thomas Paley, the Board appointed Mrs. Stephanie Johnson to fill the open M ADC position.

2. Crossing Pool Service Contract – Mr. Railsback

Mr. Railsback presented 2 quotes for the service contract for The Crossings pool.

An audience member requested some fans for The Crossings pool.

An audience member requested that the pool furniture be power washed.

An audience member asked if Mr. Railsback had a price on resurfacing The Crossings pool.

On Motion by Mr. Alfin, seconded by Mr. Natiello, with all in favor, the Board Approved Clear Aquatics Express to be awarded the service contract for the Crossing Pool.

Director's Requests

Mr. Bagnoli read a letter about the Live Oak Trees.

Mr. Gallo encouraged all residents to read the Florida Statutes 720.

There was a discussion about changing Village CC&R's.

Adjournment

On Motion by Mr. Alfin, seconded by Mr. Natiello, with all in favor, the meeting was adjourned at 4:35 P.M.

