

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

June 19, 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 explained that the audience comments had not changed. The Board decided to move it to the beginning of the Board Meeting. Dr. Carlton stated the Board does not serve as an appeal Board for the ADC. The Board and the CDD will be having a meeting on the street tree symposium. In regards to the Next Door website the Board has no affiliation of any form with the website. Dr. Carlton stated The Neighbor Watch Program is an independent entity.

Audience Comments (Three minute Rule, Non Agenda Items)

Mr. Mulhall spoke about having a workshop for a steering committee to direct issues to the Board.

Mr. Matthews spoke about property rights vs. areas of common responsibility.

Mr. Kaplan spoke about damage from Live Oak Trees.

Mr. Kagan spoke about the budget for next year.

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 May 29, 2015.

Committee Reports

Community Manager – Mr. Railsback (SSMG)

Mr. Railsback provided the standard reports that are in your packets. Mr. Railsback spoke about the resignation of a PLM Vendor.

Finance report – Mr. Alfin

Mr. Alfin reported that the Association's financials are in good standings as of the end of May.

There was a discussion about the properties that received notices pertaining to Commencement to Construction.



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Problematic Properties – Dr. Robert Jay Carlton, Mr. Murray Salkovitz

Mr. Salkovitz reported the amount collected to date was \$172,000.00. Mr. Salkovitz spoke about the lot that GHMA owns that is for sale at 60 Riverbend Drive.

Architectural Design Committee (ADC) Liaison – Mr. Vic Natiello

Mr. Natiello discussed the changing of the ADC letters to property owners. Mr. Natiello discussed the changing of the ADC comment sheets. Mr. Natiello reported that an M ADC committee member resigned. Mr. Natiello would like an E-Blast announcing the opening of the position, if necessary then putting the announcement in The Oak Tree.

Private Lawn Maintenance (PLM) Liaison – Mr. Jim Gallo

Mr. Gallo reported that the PLM Vendor, Edging Success gave their 30 day notice. Mr. Railsback provided last year's PLM Vendor quotes to the Board. The recommendation is to award Valley Crest the PLM Village.

On Motion by Mr. Gallo, seconded by Mr. Alfin, with all in favor, the Board Approved Valley Crest to be the new PLM Vendor for Pine Harbor Village.

Mr. Gallo discussed when to send out the PLM surveys. There was a discussion about leaf removal.

CC & R Compliance Liaison – Mr. Salkovitz

Mr. Salkovitz discussed the build out requirements in Wild Oaks.

Communications/Oak Tree Liaison – Mr. David I. Alfin

Mr. Alfin stated that The Oak Tree is on schedule and more residents are beginning to send in articles. Mr. Alfin would like the Board to discuss advertising and advertisers. There was a lengthy discussion on the topic. The Neighbor to Neighbor program had 68 new residents from February 10th to till June 19th. Mr. Alfin is still looking for more volunteers to help with the program.

Fine Committee Liaison – Mr. Railsback (SSMG)

Mr. Railsback reported that in your packet are the results for June Fine Committee Meeting.

Community Development District (CDD) Liaison – Dr. Robert Jay Carlton

Dr. Robert Carlton stated that the plans for the development of Discovery Village have been canceled. There is a delay in the opening of the Croquet Courts due to a water issue with the City. The CDD is working on a five year plan about goals and accomplishments. The Pickle Ball Courts are done and will be open soon.

The CDD is still monitoring the refinishing of the Creekside Pool. The opening of the Creekside Tiki Bar was successful.

Action Item Review List – Mr. Railsback (SSMG)

1. Mr. Railsback reported that the language was added to the Grand Haven website regarding open house signs. Mr. Railsback stated he is working on the reports for Mr. Alfin on the Balance Sheet and Accounts Receivable. An E-Blast will be sent to residents regarding the Satellite Dish Policy and ADC Standards update.



Unfinished Business

1. Village Reserve Account – Mr. Alfin

Mr. Alfin reported on the current working capital reserves for the Villages. There was a lengthy discussion on the topic. Mr. Hopkins wanted clarification on the reserve accounts.

2. ADC Standards Revision - Mr. Natiello

Mr. Natiello added to Exhibit #1 - Evergreen Shade Trees whether they are hardwood, semi-deciduous, non-hardwood, evergreen or native. Mr. Natiello discussed the changing of the wording for exterior color selection from the Declarant. Mr. Natiello clarified the calculation of the number of trees and street trees. Ms. Pannone spoke about her driveway lifting. There was a lengthy discussion about street trees.

On Motion by Mr. Alfin, seconded by Mr. Salkovitz, with all in favor, the Board Approved The proposed changes to the Standards as present by Mr. Natiello.

New Business

1. Policies and Rules/Regulations - Definitions Non – Dr. Robert Jay Carlton

Dr. Carlton stated as of July 1, 2015 a house bill 791 will become law. There was an explanation on the difference between policies and rules/regulations.

2. Street Tree Symposium - Update – Dr. Robert Jay Carlton

Dr. Carlton provided the proposed topics for the Street Tree Symposium and their Historical perspective, benefits and burdens, possible solutions, legal, liability and financial consideration. The second draft of the Street Tree Symposium is posted on both the Grand Haven website and the CDD website. Mrs. Gaeta informed the Board and audience members that this will also be a topic at the CDD and HOA Meeting on July 16th. No date has been set for the Street Tree Symposium.

Director's Requests

Mr. Gallo wanted clarification regarding Mr. Kagan's audience comment about the budget.

On Motion by Mr. Alfin, seconded by Mr. Salkovitz, with all in favor, the meeting was adjourned at 4:03 P.M.

