

Grand Haven Master Association, Inc.

Post Office Box 354785 | Palm Coast, Florida 32135

www.grandhavenmhoa.com

Dr. Robert Jay Carlton, President
Mr. Vic Natiello, Vice President
Mr. David I. Alfin, Treasurer

Mr. Jim Gallo, Director
Mr. Peter Capozzi, Director
Mr. Troy Railsback, Secretary, Ex-officio

Board of Directors Meeting Agenda

January 22, 2016

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. Peter Capozzi, Mr. Jim Gallo & Mr. Vic Natiello

Others Present: Mr. Troy Railsback – Southern States Management Group, Mr. Patrick Carr-Ryestone, LLC

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. Torrisi wished the new Board Member, Mr. Capozzi good luck and thanked Mr. Salkovitz for his service of many years. Mr. Torrisi requested information on the number of violation letters and corrected violations that are mailed to property owners.

Mr. Sedelmyer thanked the Board for their volunteer services for the past year. Mr. Sedelmyer discussed the condition of the dead sod across the lake from his property.

Mr. Anastasio thanked the Board for all their service. Mr. Anastasio discussed that any and all repairs be done by licensed and insured contractors.

Mr. Herndon discussed the responsibility of the sidewalks.

Mr. Mulhall discussed the size restriction on advertising in the Oak Tree.

Mr. Leavitt discussed the sidewalk and Miami Curb repairs in the River Club.

President's Comments

Dr. Carlton welcomed and thanked the Board past and present.



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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 December 18, 2015 with adding the word “offer”.

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 January 14, 2016 - Annual Members Meeting Minutes and the January 14, 2106 - Organizational Meeting Minutes.

Committee Reports

Community Manager – Mr. Railsback (SSMG)

Mr. Railsback reported that the Board packets contained the information on the statutory changes which would impact the manner in which the Association levies fines. Mr. Railsback explained the timeline on the new procedure. There was a lengthy discussion on this topic.

On Motion by Mr. Natiello, seconded by Dr. Robert Jay Carlton, with all in favor, the Board Approved the enforcement of the new fine procedure.

Mr. Railsback reported that the Board packets contained the choice of tile for the resurfacing of the Crossings Pool. Mr. Railsback reported that the Board packets contained a letter from a property owner’s insurance company about water damage. There was a lengthy discussion on this topic. Mr. Railsback reported that the Board packets contained a letter from Mr. Sedelmyer about a property across the lake that is in need of sod. Mr. Railsback reported that the Board packets contained a summary sheet on the insurance policy amount for the renewal due on February 2, 2016.

Ryestone, LLC is being heard out of order, which was scheduled under Unfinished Business #1.

1. Ryestone Proposed Agreement – Q & A – Mr. Patrick Carr

Mr. Carr thanked the Board Members for giving him the opportunity to assist and to answer any more questions about the revised proposal. There was a lengthy discussion on this topic.

Finance report – Mr. Alfin

Mr. Alfin reported that at the next Board meeting he will provide a financial summary for the year 2015.

Problematic Properties – Dr. Robert Jay Carlton

Dr. Carlton reported that the Board packets contained the amount collected this month was \$6, 2760.84 and \$117,508.96 collected year to date. Dr. Carlton directed Mr. Railsback to close out the register for 2015. SSMG is in the process of developing a foreclosure matrix. Dr. Carlton stated that the mediation hearing ended in a non agreement. Dr. Carlton requested the Board to authorize him to meet and try to negotiate with the property owner. If negotiation were successful it would then be brought to the Board for a vote.

On Motion by Mr. Alfin, seconded by Mr. Capozzi, with all in favor, the Board Approved that Dr. Carlton would represent GHMA with the authority to try and negotiate with the property owner.



Architectural Design Committee (ADC) Liaison – Mr. Natiello

Mr. Natiello reported that the Board packets contained a letter about the reappointing of the ADC committee which will be addressed later in the Board meeting. Mr. Natiello discussed the training of the new ADC inspector. Mr. Natiello discussed the status on the cell tower.

Private Lawn Maintenance (PLM) Liaison – Mr. Gallo/Mr. Railsback

Mr. Gallo asked Mr. Railsback to clarify the information in the Board packets. Mr. Railsback reported that the Board packets contained the balance sheet and the proposal from All American for the River Club.

On Motion by Mr. Gallo, seconded by Dr. Carlton, with all in favor, the Board Approved the proposal to eliminate the riser and install hard pipe in the River Club.

Mr. Railsback reported that the Board packets contained a proposal from All American about the planting of spartina grass and /or pine straw.

On Motion by Mr. Gallo, seconded by Dr. Carlton, with all in favor, the Board Approved the installation of spartina and pine straw on the lake banks in River Club, Lakeside, Heritage Oaks and River Walk.

Mr. Gallo will be meeting next month with Corey Enterprise to discuss issues in the Crossings Village.

CC & R Compliance Liaison – Mr. Peter Capozzi

Mr. Capozzi stated he had no comments at this time.

Communications/Oak Tree Liaison – Mr. Alfin

Mr. Alfin reported that the Oak tree is on schedule. Mr. Alfin encouraged resident to contribute article(s) for publication.

Fine Committee Liaison – Mr. Railsback (SSMG)

Mr. Railsback reported that the Board packets contained the results of the Fine Committee Meeting for the December 2015. There were no Fine Committee items for the month of January.

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

Dr. Carlton reported that the CDD approved an evaluation study and course of action for the issue of the water intrusion within the infrastructure at the Village Center. One of the goals at the CDD Workshop was to improve communication with residences. There will be an evaluation on the necessity of the aeration at selected ponds for the Midge fly suppression. Dr. Carlton stated the Village Café is showing a profit. The CDD is working on updating the phone system and the ability to use encrypted credit cards.

Action Item Review List – Mr. Railsback (SSMG)

Mr. Railsback reported that the Board packets contained action items. In the future, advanced notice for the tree trimming in the Crossings would go to residents as an E-Blast. When or where appropriate use of a bucket truck would be used to trim the trees in the Crossings. The next Board meeting the packet will include the final accounting on the previously GHMA owned property. Mr. Railsback will be submitting an article and a picture for the next Oak Tree referencing the spartina



and pine straw improvements done to Pine Harbor Village's lake bank. Mr. Railsback stated that the postcards notifying the Pool resurfacing project and the timing were mailed to residents. Mr. Railsback stated the new Grand Haven Policy regarding trees will be posted to the website.

Unfinished Business

- 1. Ryestone Proposed Agreement – Q&A – Mr. Patrick Carr**
Ryestone, LLC was heard out of order, under Committee Reports.
- 2. Ryestone Proposed Agreement – Discussion - Dr. Robert Jay Carlton**
Dr. Carlton and the Board members had a lengthy discussion on the Ryestone proposal.

On Motion by Dr. Carlton, seconded by Mr. Capozzi, with all in favor, the Board Approved the Ryestone proposal of \$3,000.00 down and \$12,000.00 guaranteed in 9 months.

3. Action Plan – Tree and Sidewalks – Update - Dr. Robert Jay Carlton

Dr. Carlton stated the GHMA Board recommended the following four point program to address specific needs of the community. Develop a procedure by which the Board would assist in coordinating sidewalk repairs at the request and on the behalf of the property owners. Develop criteria to assist the MADC in evaluating a property owner's request for the removal of a non-street tree. Develop a procedure to allow for a licensed and certified contractor to provide residential tree trimming services at the property owner's request and cost. Develop a comprehensive schedule for leaf removal in all of the PLM Villages. Committees were formed to address each of these issues. They explored both the feasibility their assignment and the steps necessary to attain each goal. At the December 2015 Board meeting, it was determined that each of the above goals had been met and the respective programs were implemented.

New Business

- 1. Reappointment of MADC Members/NCADC Members – Mr. Gallo/Mr. Railsback**
Mr. Railsback reported that the Board packets contained an email from the M ADC Chairperson that all the seven would like to serve another year. Per Article #8 in the Master Documents the Board must appoint or reappoint the Committee members each year.

On Motion by Mr. Gallo, seconded by Mr. Carlton, with all in favor, the Board Approved the reappointment of the NC ADC and the M ADC Committee Members for another one year term.

Mr. Alfin questioned if any other persons have expressed an interest in being elected to the M ADC Committee. There was a discussion on this topic.

- 2. Audience Speaking At Meetings – Draft Resolution - Dr. Robert Jay Carlton**
Dr. Carlton reported that the Board packets contained the information from Counsel on the resolution of the Board of the Directors of the Grand Haven Association, Inc. regarding the rules governing right to speak at and videotape Board Meetings. Mr. Gallo pointed out a mistake in one section that will be corrected. There was a lengthy discussion on the topic.
- 3. Additional Distribution of Contractor Information – Mr. Gallo**
Mr. Gallo questioned should the Board distribute the contractor information other than the E-Blast.



Director's Requests

Mr. Natiello requested that when the officers for the M ADC are appointed that Dr. Carlton and Mr. Natiello meet with them on an occasion to discuss issues.

Mr. Gallo stated that residents have expressed that they are being singled out on compliance issues.

Adjournment

On Motion by Mr. Aflin, seconded by Mr. Natiello, with all in favor, the meeting was adjourned at 5:36 p.m.

