

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. Jim Gallo, Treasurer

Mr. Peter Capozzi, Director
Mr. Ed O'Brien, Director
Mr. Troy Railsback, Secretary, Ex-officio

Board of Directors Meeting Agenda December 15, 2017

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: Dr. Robert Jay Carlton, Mr. Peter Capozzi, Mr. Jim Gallo, Mr. Vic Natiello & Mr. Ed O'Brien

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. Plunkett suggested forming a rental committee to evaluate and oversee the rental homes and the rental management companies.

Mr. Byrne spoke about solicitation in Grand Haven.

Mr. Cosgrove spoke about appealing the PLM decision regarding the damage to his property.

Mrs. McKeon spoke about issues with new home builders.

Mr. Hopkins spoke about problematic properties and PLM concerns.

President's Comments

Dr. Carlton stated that in January of 2017 the Women's Club took over the day to day operations of the Neighbor to Neighbor Program. Dr. Carlton stated how the Women's Club has gone ~~above~~ ~~over~~ and beyond their responsibilities. Dr. Carlton asked Joann Sparks and Kathy Natiello to stand to be recognized for all their hard work on the Neighbor to Neighbor Program. Dr. Carlton stated this is the last meeting of the year. Dr. Carlton wished everyone a "Happy Holiday and a Happy New Year" and thanked the audience for attending the Board meetings.

Approval of Minutes

On Motion by Mr. Natiello, seconded by Mr. O'Brien, with all in favor, the Board Approved the Meeting Minutes of the Board of Directors of the November 17, 2017.

Committee Reports

Community Manager – Mr. Troy Railsback (SSMG)

Mr. Railsback reported that the Board packets included standard reports. The 2018 schedules are included in the Board packets. There is a concern with NCADC and the MADC schedule regarding



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the date of Wednesday, July 4, 2018. This is a holiday and the SSMG office will be closed. The Board changed the NCADC and MADC meeting date of July 4, 2018 to Tuesday, July 3, 2018. Mr. Railsback stated that there will not be a candidates night as there are only two (2) candidate sheets submitted for two (2) open positions on the Board. The 2nd Notice of the Annual Meeting will be mailed next week along with the two (2) candidate sheets.

Finance report – Mr. Jim Gallo

Mr. Gallo reported on the ongoing financial activities of the GHMA. Mr. Gallo will have the quarterly and the yearly financial activities for the next month Board meeting.

Problematic Properties – Dr. Robert Jay Carlton

Dr. Carlton reported on the ongoing collection and resolution activities of the PPC. Dr. Carlton reported on the advanced collection/legal pursuit and bulk collection arrangements.

Architectural Design Committee (ADC) Liaison – Mr. Ed O'Brien

Mr. O'Brien reported on the NCADC and MADC submittal activity. Mr. O'Brien stated that Mrs. Laura Foley has completed her inspectors training. The special committee will begin to work on any changes to the ADC Standards in February.

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

Mr. Gallo reported on the PLM activities. Mr. Gallo stated that they will be preparing an exit report for the River Walk Village. Mr. Gallo stated that the Crossings Pool will be receiving new bushes.

CC & R Compliance Liaison – Mr. Vic Natiello

Mr. Natiello reported on the compliance efforts. Mr. Natiello spoke about the removal of yard waste from unimproved lots. Mr. Natiello stated that the number of MADC non-compliance letters has increased. Mr. Natiello stated that dogs need to be leashed in Grand Haven. Mr. Natiello spoke about contractor's yard signs not being allowed.

Communications/Oak Tree Liaison – Mr. Pete Capozzi

Mr. Capozzi stated that Dr. Carlton covered the information under President's Comments. Dr. Carlton stated that the editor is always looking for articles about our community. Dr. Carlton stated that the Grand Haven Observer newspaper is no longer being published. The Oak Tree deadline for articles is January 15th for the February edition.

Fine Committee Liaison – Mr. Troy Railsback (SSMG)

Mr. Railsback stated that December Fine Committee Outcomes have been provided in the Board Packet for the Board's review/confirmation.

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

Dr. Carlton stated there was a CDD meeting on December 7th. Dr. Carlton stated that the CDD workshop was cancelled this month. Dr. Carlton summarized the topics discussed at the CDD meeting.



Action Item Review List – Mr. Troy Railsback (SSMG)

Mr. Railsback reported that the Board packets included the list of action items and reported on the status of each item.

Unfinished Business

1. Detention Pond Bulkhead Responsibility – Update - Dr. Robert Carlton

Dr. Carlton summed up the discussion on this topic from last month's Board meeting. Dr. Carlton stated that Dr. Davidson reported that the CDD Board approved to accept the responsibility for the structural ~~and~~ maintenance of the detention pond bulkheads and that the homeowner was responsible ~~integrity~~ for the aesthetics ~~maintenance of the detention pond bulkheads~~.

2. Marina Del Palma Residential Development – Update - Dr. Robert Carlton

Dr. Carlton spoke about the City Council meeting on December 5th about the Marina Del Palma development. Dr. Carlton stated that this project had already been previously approved.

New Business

1. The Year in Review- Highlights of 2017 – Dr. Robert Carlton

Dr. Carlton reported that the Board packets included the GHMA Board accomplishments for the year 2017.

2. Non-Compliance Issues Needing Board Review

On Motion by Mr. Natiello, seconded by Mr. O'Brien, with all in favor, the Board Approved to levy a penalty in accordance with the previously established fine matrix of \$500.00 on property # 1.

A Motion was made by Mr. O'Brien to levy a penalty in accordance with the previously established fine matrix of \$200.00 on property # 2 did not carry due to a lack of a second.

On Motion by Mr. Natiello, seconded by Mr. Gallo, with all in favor, the Board Approved to levy a penalty in accordance with the previously established fine matrix of \$250.00 on property # 2.

On Motion by Mr. O'Brien, seconded by Mr. Natiello, with all in favor, the Board Approved to levy a penalty in accordance with the previously established fine matrix of \$500.00 on property # 3.

On Motion by Mr. Natiello, seconded by Mr. O'Brien, with all in favor, the Board Approved to levy a penalty in accordance with the previously established fine matrix of \$50.00 on property # 4.

On Motion by Mr. O'Brien, seconded by Dr. Carlton, with all in favor, the Board Approved to levy a penalty in accordance with the previously established fine matrix of \$50.00 on property # 5.



On Motion by Mr. O'Brien, seconded by Mr. Gallo, with all in favor, the Board Approved to levy a penalty in accordance with the previously established fine matrix of \$50.00 on property # 6.

Director's Requests

Dr. Carlton congratulated Mr. Railsback on the new baby.

Dr. Carton passed out Holiday envelopes for the SSMG employees and wishes all a great Holiday.

Adjournment

On Motion by Mr. Natiello, seconded by Mr. O'Brien, with all in favor, the meeting was adjourned at 3:57 p.m.

