

# ***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. Vic Natiello, Vice President  
Mr. Brad Scott, Treasurer

Mr. Mike Frichol, Director  
Mr. Ed O'Brien, Director  
Mr. Troy Railsback, Secretary, Ex-officio

## **Board of Directors Meeting Agenda**

**June 22, 2018**

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. Mike Frichol, Mr. Vic Natiello, Mr. Brad Scott & 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. O' Meally questioned the rules about flagpoles.

Mr. Rosen spoke about the mail boxes and his landscaping.

### **President's Comments**

Dr. Carlton stated that his comment about Colbert Lane paving project not being completed was not accurate. Dr. Carlton stated that the paving is completed and they are finishing some striping and installing a few more reflectors. Dr. Carlton stated that the leftover asphalt piles on the side of the road will be removed.

### **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 May 18, 2018.**

### **Committee Reports**

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

Mr. Railsback reported that the Board packets included standard reports. Mr. Railsback stated that the Board packet included the 1<sup>st</sup> quarter compliance report. Mr. Railsback stated that the E-Blast about the sidewalks was sent out to residents.

#### **Finance report – Mr. Brad Scott**

Mr. Scott reported that the Board packets included the financial activities of the GHMA.



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### **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. Dr. Carlton stated that 10 properties are being turned over to the legal counsel for failure to respond to the 45 day notice for intent to lien. Dr. Carlton stated that the legal counsel will be mailing 3 properties demand for rent letters. Dr. Carlton stated that there are 5 properties in foreclosure in the community. Mr. Railsback stated that the audit report was provided to Mr. Scott and to Dr. Carlton for review.

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

Mr. O'Brien reported that the ADC is moving along smoothly. Mr. O'Brien stated that 92 requests were submitted to the Architectural Design Committee for the month of June. There was a lengthy discussion about two properties that have non-compliance issues.

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

Mr. Frichol reported that the PLM inspections were completed June 13<sup>th</sup>. The tree trimming in the Crossings has been completed. Mr. Frichol reported on the concerns in the Crossings regarding the lawns. The pool house roof has been completed. Next will be the exterior painting. There was a lengthy discussion about the grass in the Crossings. Mr. Frichol reported on the roof leaks in the River Club. Mr. Frichol reported on an issue in the Village of River Walk regarding the lake banks.

### **CC & R Compliance Liaison – Mr. Vic Natiello**

Mr. Natiello reported on the compliance efforts. Yard Debris is still an issue of concern in the community. Mr. Natiello stated that this is the time of year where SSMG will place extra emphasis on mold/mildew and the trimming of the street trees during CC&R inspections.

### **Communications/Oak Tree Liaison – Mr. Brad Scott**

Mr. Scott reported that The Oak Tree deadline for articles is July 15<sup>th</sup>. The Oak Tree delivery will be August 15th. Mr. Scott stated that two new advertisers will be in the August edition. Mr. Scott encouraged residents to submit articles for The Oak Tree. Mr. Scott reported that 124 new residents moved into The Grand Haven Community last year. Dr. Carlton stated that the success of the Neighbor to Neighbor Program is because of the time that the Women's Club has devoted.

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

Mr. Railsback stated that June Fine Committee letters were not mailed. Mr. Railsback stated that all will be notified for the July Fine Committee meeting.

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

Dr. Carlton stated that there was a CDD meeting. Dr. Carlton reported the CDD has determined that the best solutions for mitigating midge fly populations is stocking fish such as shell crackers in lakes in areas where there are the most problems. The CDD is also going to add bubblers in Lake 5 & 14. Dr. Carlton stated that if there are problems with the guard gates please call the CDD office. The Wild Oaks gate was damaged for the third time. The process on the stucco work on the Village Center is moving forward. The generator was installed to provide power to the Village Center Café and therefore, in the event of a storm, services will be available to residents. A storage unit was approved for the Café.



## **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. Fall Bash – Discussion – Dr. Robert Jay Carlton**

Dr. Carlton discussed the cost of the Fall Bash that was done two years ago. Dr. Carlton's concern is that it did not reach enough residents. Dr. Carlton suggested maybe a gift card closer to Holiday time for the residents instead of the Fall Bash. There was a lengthy discussion on this topic. Following the lengthy regarding the Fall Bash, it appeared that the Board favored another Fall Bash in 2018. However, it was decided that we would continue the discussion at the July meeting.

#### **2. Crossings Pool Bath House Renovations – Mr. Troy Railsback (SSMG)**

Mr. Railsback reported that Mr. Frichol reported on the Crossings Pool Bathhouse. The next project will be the repainting of the Crossings Pool Bathhouse. Dr. Carlton stated that the health department requested a pressure gauge be added to the pool equipment.

### **New Business**

#### **1. Street Tree Replacement- Board Review of MADC Decision – Mr. Ed O' Brien**

Mr. O'Brien reported to the Board that the MADC approved a replacement street tree that was not in keeping with the ADC Standard. Mr. Reisman spoke about the decision that the MADC committee made to replace the street tree with a Palatka Holly. He also spoke about the size of his frontage not being able to accommodate two street trees. Mrs. Reisman spoke about the bills from the damage from the street tree. There was a lengthy discussion on this topic.

**On Motion by Mr. O'Brien, seconded by Mr. Natiello, with Mr. Frichol abstaining, the Board Approved that Mr. Reisman is required to replace the Live Oak Street Tree with another Oak Tree that is nothing less than a 30 gallon and 8 feet in height.**

#### **2. Board Imposed Fines Review & Discussion – Dr. Robert Jay Carlton**

Dr. Carlton wanted to bring to the Boards attention the type of violations. Dr. Carlton stated that sidewalks should be checked at on a regular basis. Mr. Natiello stated that a breakdown of the number of fines for each violation type is not correct way to analyze the CC&R compliance inspection process. Because of the difference in the way self-correcting violations are handled, a better way to view this process is to look at the total number of CC&R compliance letters that were mailed for each individual violation type. There was a lengthy discussion on this topic.

#### **3. Contractors Issues – Mr. Vic Natiello**

Mr. Natiello stated that the builders and contractors have the required responsibility of keeping the work site clean. Mr. Natiello requested that SSMG get tighter on the builders on



securing the porta-potty during a storm. Mr. Natiello stated that nails in the road have been a problem.

#### **4. Blue Line American Flag - Dr. Robert Jay Carlton**

Dr. Carlton stated that in your packet are information and a picture of the Blue Line American Flag. Dr. Carlton stated that the Blue Line Flag is indicative of support for law enforcement and is one of a number of “Line Flags” such as the Red Line in support of firemen.. Dr. Carlton stated that there are some Blue Line American Flags appearing in Grand Haven. Mr. O’Brien stated that the Florida Law is clear on the displaying and the size of the American Flag. They are American Flag, Florida State Flag, POW-MIA Flag and the flags of the 5 Military branches. Mr. Frichol spoke about that the GHMA acting in accordance with State Statute 720.304 (2) (a) (b). There was a lengthy discussion on this topic.

**On a motion by Dr. Carlton, seconded by Mr. Natiello, with all in favor, the Board approved the motion to create a Board Resolution that only those flags listed in State Statute 720.304(2) (a) may be displayed within the community.**

#### **5. Non-Compliance Issues Needing Board Review**

**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 \$50.00 on property # 1.**

**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 # 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 \$50.00 on property # 3.**

**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 # 4.**

#### **Director’s Requests**

Mr. Frichol questioned when the VMS system would be updated.

#### **Adjournment**

On Motion by Mr. Natiello, seconded by Mr. O’Brien, with all in favor, the meeting was adjourned at 4:52 p.m.

