

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. Ed O'Brien, Treasurer

Mr. Mike Frichol, Director
Mrs. Denise Gallo, Director
Mr. Troy Railsback, Secretary, Ex-officio

Board of Directors Meeting Minutes

July 19, 2019

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, Mrs. Denise Gallo, Mr. Vic Natiello and Mr. Ed O'Brien, Mr. Mike Frichol

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. David Reisman spoke about the large street trees in the Crossings on the common ground area not being trimmed or pruned by the CDD contractor.

President's Comments

Dr. Carlton wanted to update everyone that the Village Center stucco project has begun construction. Please use caution when walking in that area. The word on Vista Par is that they are predicting that the two existing buildings will be done by the end of the year. Yesterday at the CDD meeting disappointment was expressed in the Vesta Management Services. Vesta has been given a period of time to improve the amenities services. Vesta has placed a new amenities manager, Mr. Larry Stewart who will take over for Mr. Robert Ross. Mr. Larry Stuart spoke to the audience about his mission for the community.

Approval of Minutes

On Motion by Dr. Carlton, seconded by Mr. O'Brien, with all in favor, the Board Approved the Meeting Minutes of the Board of Directors of the June 21, 2019 with the approved corrections.

Committee Reports

Community Manager – Mr. Troy Railsback (SSMG)

Mr. Railsback reported on the 2nd quarter compliance summary. Mr. Railsback stated that 35 non-compliance letters about sidewalks went out this 2nd quarter.



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Finance report – Mr. Ed O'Brien

Mr. O'Brien reported that in the Board packets is the 2019 Year to Date Budget Comparison. Mr. O'Brien explained the year to date, budget, variance and the percentages on each category. Those categories that were discussed were the ADC, Crossings, GHMA, PLM, River Club and Consolidated Budget. There was a lengthy discussion on this topic.

Problematic Properties – Dr. Robert Jay Carlton

Dr. Carlton reported on the ongoing collection and resolutions activities of the PPC. There are 12 property owners that have a minimum balance from fines such as, yard waste. There were 3 properties that have been foreclosed on and 1 property is pending foreclosure. There were 9 delinquent accounts that are now paid in full.

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

Mr. O'Brien stated the NCADC had 7 submittals and no denials for the month of July. The MADC committees approved 27 submittals and 1 were denied for the month of July.

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

Mr. Frichol reported on the work orders in each PLM Villages. Mr. Frichol reported that 24 new work orders were added in June and 4 remain open after the monthly inspection of July 10th. The PLM vendors in the Crossings and River Club continue to treat the Palatka Holly witches broom disease. The dead branches will be pruned out in late fall, and then reevaluate the condition of these trees in spring next year when growing season starts.

CC & R Compliance Liaison – Mr. Vic Natiello

Mr. Natiello reported on the compliance efforts. There were 78 non-compliance letters mailed to residents. The leader in non-compliance issues were sidewalk and then 13 for MADC non-compliance. However, the report contains many issues that relate to Landscape Maintenance but are not categorized as such, i.e. dead sod, tree trimming, etc. When added to the list of items in the Landscape Maintenance Category, that area would be clear leader in compliance issues for the month of June. Mr. Natiello stated that some residents are jumping the gun about calling in to report a missed yard waste pick up. Yard waste pick up is not missed until after 6:00 pm. that evening, then the City should be called to report the missed pick up.

Oak Tree & Neighbor to Neighbor Liaison – Quarterly Report- Mrs. Denise Gallo**

The Oak Tree & Neighbor to Neighbor will be on the agenda in September

Fine Committee Liaison – Mr. Troy Railsback (SSMG)

Mr. Railsback stated that in your Board packets are the results for the Fine Committee meeting for the month of July. Mr. Railsback stated that one fine was rejected. There was a lengthy discussion from some of the Board members on why the Fine Committee voted to eject the fine.

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

Dr. Carlton summarized the topics discussed at the CDD meeting. Dr. Carlton reported on the introduction of the new Vesta Amenities Manager. There was a continued discussion on the crosswalk near the main gate and the addition of speed humps. The Wild Oaks Storm water drainage project was discussed at the CDD meeting.



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

Mr. Railsback stated that within the next week there will be a training session scheduled for the new portal for the Board and ADC members.

Unfinished Business

1. River Club Drainage Project – Update -Mr. Thomas Leach (SSMG)

Mr. Leach reported on the time line for the River Club drainage project.

On July 17th there was an onsite pre-construction meeting with Affordable Lawn and Landscaping. Monday, July 22nd an E-Blast to River Club residents will be notified of the project details and the impact of the project. A second pre-construction meeting will be held on Friday, August 2. Commencement of construction is to begin on Monday, August 5th. Estimated date of project completion will be around Friday, August 16th.

New Business

1. Community Emergency Management Plan - Dr. Robert Jay Carlton

Dr. Carlton stated that a new copy of the community emergency management plan was given to him at the CDD meeting which he handed off to SSMG. Mr. Railsback was requested to post this important information on the website.

2. HB1159 – Tree Trimming, Pruning and Removal – Mr. Mike Frichol

Dr. Carlton stated that he will request the attorney's opinion on this bill. Mr. Frichol read a portion of the House Bill #1159. A local government may not require a notice, application, approval, permit, fee or mitigation for the pruning, trimming, for removal of a tree on residential property if the property owner obtains documentation from an arborist certified by the International Society of Arboriculture or a Florida licensed landscape architect that that the tree presents a danger to persons or property. There was a lengthy discussion on this topic.

3. SB 82 – Front Yard Gardens - Dr. Robert Jay Carlton

Dr. Carlton stated that the bill is about gardens in the front yard. Dr. Carlton read a selection of the Bill #82. Except as otherwise provided by law, a county, municipality, or other political subdivision of this state may not regulate vegetable gardens on residential properties. Any such local ordinance or regulation regulating vegetable gardens on residential properties is void and unenforceable. As used in this section, the term “vegetable garden” means a plot of ground where herbs, fruits, flowers or vegetables are cultivated for human ingestion. Dr. Carlton stated that he will request the attorney's opinion on this bill. Dr. Carlton stated the new legislation does not interfere with the governing documents of any HOA.

4. Neighbor to Neighbor Program – Update – Mrs. Denise Gallo

Mrs. Gallo stated that Mrs. Sparks, the chairperson of the Neighbor to Neighbor Program is stepping down from her position at the end of July. The Woman's Club is looking in to a replacement her position.

Non-Compliance Issues Needing Board Review

On Motion by Mr. O'Brien, seconded by Mrs. 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 # 1.



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 # 2.

On Motion by Mr. O'Brien, seconded by Mr. Frichol, 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 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 # 4.

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 \$250.00 on property # 5.

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 # 6.

Director's Requests

Mr. Natiello stated that he brought his memorabilia of the Apollo 11 mission for people to look through today.

Mr. Frichol would like to look into future marketing for Grand Haven.

Adjournment

On Motion by Dr. Robert Carlton, seconded by Mr. Natiello, with all in favor, the meeting was adjourned at 3:32 p.m.

