

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 22, 2022

2:00 p.m.

Call to Order

The meeting was called to order by Dr. Robert Jay Carlton at 2:00 p.m.

Roll Call—Establish a Quorum

Members Present: Dr. Robert Jay Carlton, Mr. Vic Natiello, Mr. Mike Frichol, Mrs. Denise Gallo and Mr. Ed O'Brien.

Members Absent: None.

Others Present: Mr. Troy Railsback and Mr. Daniel Geisler – 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. Chip Howden reported to the Board on CDD happenings. He alerted the GHMA of the details with respect to the upcoming GH CDD Workshops, Budget Meeting(s) and Survey.

Mr. David Reisman requested the GHMA Board focus on newly planted street tree trimming as part of the PLM scope in the Crossings Village.

President's Comments

Dr. Carlton had no comments at this time.

Approval of Minutes

Mr. Railsback reported that he errantly failed to email the GHMA Board the proposed revisions, provided by the Board, for the June 2022 GHMA Board Meeting Minutes. The Board agreed to review the proposed/incorporated changes at the August 2022 GHMA Board meeting.

Committee Reports

Community Manager – Mr. Troy Railsback (SSMG)

Mr. Railsback updated the Board with general SSMG activities and accomplishments since the last Board Meeting.



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Mr. Railsback distributed a revised Candidates Sheet to the Board that incorporated Mr. Natiello's suggestions from the June 2022 meeting.

Mr. Railsback then reviewed the status of significant hedge trimming in a PLM Village between 3 properties. The Board reviewed the circumstances and supported the current plan to continue to let the plantings continue to fill in and identify areas to add supplemental plants during the month of August to close out this open item.

Finance report – Mr. Ed O'Brien

Mr. O'Brien reviewed the year-to-date 2022 budget variances, and the percentages of each category from the June 2022 financials. Mr. O'Brien reported on each operation's details and noted that each operation is tracking very close to budget at this time.

Problematic Properties – Dr. Robert Jay Carlton

Dr. Carlton reported on the ongoing collection and resolutions activities of the PPC. The PPC will be working to fully reach compliance on the open compliance Subject(s) of Concern(s) and remaining account balances to be collected.

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

Mr. O'Brien reported on the activities of the recent meetings of the NCADC and MADC meetings.

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

Mr. Frichol reported on the PLM activities. Mr. Frichol discussed conditions and activity summaries with respect to Work Orders and follow-up with vendors to resolve open items.

CC&R Compliance Liaison – Mr. Vic Natiello

Mr. Natiello conveyed last month's compliance efforts along with other statistics relating to categories receiving the letters this period and noted trends.

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

There was no report presented at this meeting.

Fine Committee Liaison – Mr. Troy Railsback (SSMG)

Mr. Railsback stated that the Fine Committee meeting results were provided in the Board Packet for the Board's review. Mr. Railsback reminded the Board that the July Fine Committee Agenda included both June and July Fine Committee Properties needing review.

Community Development District (CDD) Liaison – Mrs. Denise Gallo

Mrs. Gallo summarized the topics discussed at the previous months CDD meeting(s) and/or workshop(s).

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

Mr. Railsback reported that there were no open SSMG Action Items at this time.



Unfinished Business

1. **Crossings Pool Deck Resurfacing – Bids – Mr. Mike Frichol /Mr. Troy Railsback (SSMG)**

Mr. Railsback reported that 2 vendors provided pricing and scope details related to services they proposed to provide. It was unclear whether the bids were able to be compared. The Board requested SSMG to provide a Bid and Pricing sheet at the next Board Meeting to facilitate the in Board making this decision.

2. **Premier Pool Service – Reference Check and Contract – Troy Railsback (SSMG)**

Mr. Railsback reported that the feedback provided by the reference checks supported a positive and confident service provider. The Board would like to proceed with its previous direction to contract with Premier Pool Service and finalize the transition.

New Business

1. **Selection of ADC Inspector – Mr. Ed O'Brien/SSMG**

Mr. O'Brien initiated the discussion of each of the candidate who expressed interest in becoming an ADC Inspector. Each Candidate present introduced themselves and the Board asked a few questions to each of them. Dr. Carlton expressed his and the Board's sincere appreciation for the candidates who submitted to be considered and encourage them to submit for future opening/opportunities if not selected today. Mr. Railsback distributed a ballot to each Board Member to submit their choice for filling the open ADC Inspector position. The ballots were collected and the unanimous choice with Mr. Steve Roush.

On Motion by Mr. Vic Natiello, seconded by Mr. Ed O'Brien, with all in favor, the Board Approved to appoint Mr. Steve Roush to fill the open ADC Inspector position.

2. **Differentiation of Roof Colors – Mr. Ed O'Brien**

Mr. O'Brien brought to the Board an ADC Standards concern relating to wording in the ADC Standards that likely obligates the MADC and NCADC to use the 5 box selection when reviewing roof color, style and materials. There was discussion amongst the Board regarding the necessity of reviewing homes across the street, versus just the homes adjacent or next to the home with the roof submittal, versus not reviewing other homes at all as part of the approval and decision-making process. The packet included a proposed ADC Standards Revision Resolution that would adjust the language in the Standards to have roof submittals include reviewing the 2 homes adjacent, or next to, the home submitting so that they will not have the same roof color, style and materials. This change would get incorporated into the next Standards Revision if adopted.

On Motion by Mr. Vic Natiello, seconded by Mr. Ed O'Brien, with all in favor, the Board Approved to adopt the ADC Standards Revision Resolution to have roof submittals include reviewing the 2 homes adjacent, or next to, the home submitting so that they will not have the same roof color, style and materials.

3. **SOLitude Lake Mgmt. Spraying for CDD From Private Property – Mr. Vic Natiello**

Mr. Natiello expressed circumstances and possible concerns related to the CDD vendor accessing CDD property and performing services to CDD property from private property.



Although, Mr. Natiello has addressed and logged his particular concerns with the CDD Operations, he wanted to make sure the GHMA was aware that there may be instances where the CDD will access and use equipment that may impact a private property, but he does not want this practice to occur without regard for the private property and its resident.

4. Goals of the Board – Short and Long Term – Dr. Robert Jay Carlton

Dr. Carlton identified successes of the GHMA and particularly highlighted the PPC efforts and successes. Dr. Carlton requested that each Board Member think and respond to a forthcoming request to provide Short and Long Term Goals of the Association they would like to discuss and consider at the next Board Meeting.

Non-Compliance Issues Requiring Board Review

On Motion by Mr. Vic Natiello, seconded by Mr. Ed 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 # 1.

On Motion by Mr. Ed O'Brien, seconded by Mr. Mike 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 # 2.

On Motion by Mr. Ed O'Brien, seconded by Mr. Vic 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. Ed O'Brien, seconded by Dr. Robert Jay 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.

On Motion by Mr. Ed O'Brien, seconded by Mr. Vic 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 # 5.

On Motion by Mr. Ed O'Brien, seconded by Mr. Vic 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

Dr. Carlton requested input from each Board Member regarding SSMG fulfilling timeline issues and related concerns that have been previous raised during SSMG Evaluations. Dr. Carlton wanted to know if the Board still had concerns or not. The Board all agreed that all items have been resolved to their satisfaction at this time. It was noted that the distributing Draft Board Meeting minutes are the only item that could be more consistent and SSMG agreed to get that tuned in along with keeping the other timelines.

Adjournment



On Motion by Mr. Vic Natiello, seconded by Mr. Ed O'Brien, with all in favor, the meeting was adjourned at 4:00 p.m.



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