

Grand Haven Master Association, Inc.

785 W Granada Blvd., Suite 5 | Ormond Beach, FL 32174

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

October 20, 2023

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

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)

There were no Audience Comments at this time.

President's Comments

There were no President's Comments at this time.

Approval of Minutes

On Motion by Mr. Ed O'Brien, seconded by Mr. Mike Frichol, with all in favor, the Board Approved the Meeting Minutes of the September 22, 2023 Board of Directors 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.

Finance Report – Mr. Ed O'Brien

Mr. O'Brien reviewed the year-to-date 2023 budget variances, and the percentages of each category from the September 2023 financials. Mr. O'Brien reported on each operation's details and noted that each operation is tracking very close to budget at this time and/or as previously discussed. Mr. O'Brien again reported that River Club has significant variances to budget, that are being tracked, audited and have been incorporated into the Proposed 2024 Budget methodology.



785 W Granada Boulevard, Suite 5 | Ormond Beach, FL 32174
2 Camino del Mar | Palm Coast, FL 32137
102 S Riverside Drive | New Smyrna Beach, FL 32168
1384 Heritage Acres Boulevard | Rockledge, FL 32955
386-446-6333 | SSMGFL.COM

Mr. O'Brien reported that he worked with SSMG to produce the 2024 Proposed Budget(s), that will be discussed later in the meeting.

Property Oversight Committee – Dr. Robert Jay Carlton

Dr. Carlton reported on the ongoing collection and resolutions activities of the POC. The POC continues to endeavor to reach full 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. Mr. O'Brien also reviewed report(s) tracking ADC Submittals and monitoring submittals through the inspection process through closure and full compliance.

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. Mr. Frichol discussed ongoing concerns and efforts with LEA to address the deficiencies in the services they are providing and noted that there still lacks a full and consistent Level of Service deliverable for an entire month in each Village.

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.

SSMG also provided the 2023 3rd Quarter Compliance Summary and Mr. Natiello reported on findings and identified trends.

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

There was no report at this time.

Fine Committee Liaison – Mr. Troy Railsback (SSMG)

Mr. Railsback stated that the Fine Committee meeting was cancelled due to a lack of a quorum of the Fine Committee Members. All properties that were to be reviewed at the October 2023 Fine Committee Meeting will be noticed for the November 2023 Fine Committee Meeting.

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 reviewed the status of the Action Items as reported in the packet, and SSMG & the Board identified those that had been completed and/or needed to stay on the report.



785 W Granada Boulevard, Suite 5 | Ormond Beach, FL 32174
2 Camino del Mar | Palm Coast, FL 32137
102 S Riverside Drive | New Smyrna Beach, FL 32168
1384 Heritage Acres Boulevard | Rockledge, FL 32955
386-446-6333 | SSMGFL.COM

Unfinished Business

- 1. River Club Landscaping Proposal – Mr. Mike Frichol/Mr. Troy Railsback (SSMG)**
Mr. Frichol and SSMG discussed the updated Corey Enterprises landscape replacement and/or restoration proposal for the River Club. The Board discussed the scope/plantings, pricing, terms, warranty (if applicable) and additional costs that may be incurred. The Board agreed that obtaining additional quotes from other vendors is necessary to confirm competitive pricing and possible additional cost.

- 2. 2024 Budget – Owner Input and Consideration for Approval – Mr. Ed O’Brien/Mr. Troy Railsback (SSMG)**
Mr. O’Brien presented the details of the Proposed 2023 Master Association and ADC Budget(s), and both Mr. O’Brien & Mr. Railsback addressed Board or Association Member questions/concerns.

Mr. O’Brien presented the details of the Proposed 2023 PLM Budget, and both Mr. O’Brien & Mr. Railsback addressed Board or Association Member questions/concerns.

Mr. O’Brien presented the details of the Proposed 2023 River Club Budget, and both Mr. O’Brien & Mr. Railsback addressed Board or Association Member questions/concerns.

Mr. O’Brien presented the details of the Proposed 2023 Crossings Village Budget, and both Mr. O’Brien & Mr. Railsback addressed Board or Association Member questions/concerns.

On Motion by Mr. Ed O’Brien, seconded by Mrs. Denise Gallo, with all in favor, the Board Approved the 2024 Budget(s) for the Master Association & ADC, PLM Villages, River Club Village and Crossings Village.

- 3. GHMA “Meet & Greet” – Update – Mrs. Denise Gallo/Mr. Mike Frichol**
Mrs. Gallo and Mr. Frichol discussed the details and planned presentations for the GHMA “Meet & Greet” scheduled for November 16, 2023.

New Business

- 1. Selection of Fine Committee Member(s) – Mr. Troy Railsback (SSMG)**
Mr. Railsback introduced the 2 candidate sheets in the Board Packet for 2 property owners who submitted interest in serving as a Fine Committee Members. The Board asked a few questions to each candidate who were in attendance.

On Motion by Mr. Ed O’Brien, seconded by Dr. Robert Jay Carlton, with all in favor, the Board Approved to appoint Mr. Ed Bougas and Mr. Ken McGevena to serve on the Fine Committee.



785 W Granada Boulevard, Suite 5 | Ormond Beach, FL 32174
2 Camino del Mar | Palm Coast, FL 32137
102 S Riverside Drive | New Smyrna Beach, FL 32168
1384 Heritage Acres Boulevard | Rockledge, FL 32955
386-446-6333 | SSMGFL.COM

2. Holiday Luncheon for Volunteers – Mr. Troy Railsback (SSMG)

Mr. Railsback discussed the opportunity to again facilitate the GHMA Volunteer Luncheon. The Board identified December 6, 2023, as the preferred date. Mr. Railsback will organize and as always bill the expense to Fine and/or Late Fee/Finance Charge Income.

Non-Compliance Issues Requiring Board Review

On Motion by Dr. Ed O'Brien, seconded by Mr. Mike Frichol, with all in favor, the Board Approved to levy a penalty of \$50.00 on property # 1.

On Motion by Mr. Mike Frichol, seconded by Mr. Vic Natiello, with all in favor, the Board Approved to levy a penalty 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 of \$250.00 on property # 3.

On Motion by Mr. Ed O'Brien, seconded by Mr. Mike Frichol, with all in favor, the Board Approved to levy a penalty of \$250.00 on property # 4.

On Motion by Mr. Ed O'Brien, seconded by Mrs. Denise Gallo, with Mr. Ed O'Brien and Mrs. Denise Gallo and Dr. Robert Jay Carlton and Mr. Mike Frichol in favor, and Mr. Vic Natiello not in favor, the Board Approved to levy a penalty of \$250.00 on property # 5.

On Motion by Mr. Vic Natiello, seconded by Mr. Ed O'Brien, with all in favor, the Board Approved to levy a penalty of \$500.00 on property # 6.

On Motion by Mr. Vic Natiello, seconded by Mr. Ed O'Brien, with all in favor, the Board Approved to not levy a penalty on property # 7. No penalty will be levied.

On Motion by Mr. Ed O'Brien, seconded by Mr. Vic Natiello, with Mr. Ed O'Brien and Mr. Vic Natiello in favor, and Dr. Robert Jay Carlton, Mrs. Denise Gallo and Mr. Mike Frichol not in favor, the motion was Denied to levy a penalty of \$250.00 on property # 8. No penalty will be levied.

On Motion by Mr. Mike Frichol, seconded by Mr. Vic Natiello, with all in favor, the Board Approved to levy a penalty of \$1,000.00 on property # 9.

On Motion by Mr. Ed O'Brien, seconded by Mr. Vic Natiello, with all in favor, the Board Approved to levy a penalty of \$1,000.00 on property # 10.

On Motion by Mr. Ed O'Brien, seconded by Mr. Vic Natiello, with all in favor, the Board Approved to levy a penalty of \$1,000.00 on property # 11.

On Motion by Mr. Ed O'Brien, seconded by Mr. Vic Natiello, with all in favor, the Board Approved to levy a penalty of \$1,000.00 on property # 12.



785 W Granada Boulevard, Suite 5 | Ormond Beach, FL 32174
2 Camino del Mar | Palm Coast, FL 32137
102 S Riverside Drive | New Smyrna Beach, FL 32168
1384 Heritage Acres Boulevard | Rockledge, FL 32955
386-446-6333 | SSMGFL.COM

On Motion by Mr. Vic Natiello, seconded by Mr. Ed O'Brien, with all in favor, the Board Approved to levy a penalty of \$1,000.00 on property # 13.

On Motion by Mr. Ed O'Brien, seconded by Mrs. Denise Gallo, with all in favor, the Board Approved to levy a penalty of \$1,000.00 on property # 14.

On Motion by Mrs. Denise Gallo, seconded by Mr. Ed O'Brien, with all in favor, the Board Approved to levy a penalty of \$1,000.00 on property # 15.

On Motion by Mr. Vic Natiello, seconded by Mr. Ed O'Brien, with all in favor, the Board Approved to levy a penalty of \$1,000.00 on property # 16.

Director's Requests

Mr. Frichol mentioned that as part of his involvement with the GH CDD Communications Enhancement efforts a Website Focus Group will be auditing the GH CDD website and the GHMA website for consistency. Any recommended updates to the GHMA website will be facilitated by SSMG.

Mr. O'Brien mentioned that he will be out of town in November and will not be able to attend the November GHMA Board meeting.

Mrs. Gallo mentioned that she will be out of town in December and will not be able to attend the December GHMA Board meeting.

Mr. Natiello reiterated that SSMG continue to affirm that yard waste violations are not reoccurring and particularly during a new resident's first few months "grace period" when they may not be aware of the exact days for pick-up of trash versus yard waste versus trash and recycling, as well as the policy to not have it out any sooner than the day before pickup. Mr. Natiello also encouraged other Board Members to make the "motion" or "second" the motion during the Non-Compliance Issues Requiring Board Review section of the meeting so that the minutes reflect that the entire Board is recommending the fines and fine amounts.

Dr. Carlton indicated that he provided the GHMA's input to the GH CDD regarding their Open House Post Orders and hope they will adjust the Post Orders as recommended by the GHMA.

Adjournment

On Motion by Dr. Robert Jay Carlton, seconded by Mrs. Denise Gallo, with all in favor, the meeting was adjourned at 4:43 p.m.



785 W Granada Boulevard, Suite 5 | Ormond Beach, FL 32174
2 Camino del Mar | Palm Coast, FL 32137
102 S Riverside Drive | New Smyrna Beach, FL 32168
1384 Heritage Acres Boulevard | Rockledge, FL 32955
386-446-6333 | SSMGFL.COM