

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. Al Petrie, Director
Mrs. Denise Gallo, Director
Mr. Troy Railsback, Secretary, Ex-officio

Board of Directors Meeting Minutes

October 18, 2024

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 and Mrs. Denise Gallo, Mr. Al Petrie

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)

No audience comments regarding GHMA matters.

President's Comments

There were no comments at this time.

Approval of Minutes

On Motion by Mr. Ed O'Brien, seconded by Mr. Vic Natiello, with all in favor, the Board Approved the Meeting Minutes of the September 20, 2024 Board of Directors Meeting.

Committee Reports

Community Manager – Mr. Troy Railsback (SSMG)

SSMG presented a quote to pressure wash the driveways, entrance walkways and hard surfaces/pads around the River Club building/units. This is a typical budget expense. The Board reviewed the quote and needs.

On Motion by Mr. Ed O'Brien, seconded by Mrs. Denise Gallo, with all in favor, the Board Approved pressure washing the driveways, entrance walkways and hard surfaces/pads around the River Club building/units.



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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 noted that the August 2024 financial Summary Report was provided to the Board via email subsequent to the September Board Meeting. SSMG will be providing the September 2024 financials to Mr. O’Brien early next week, so that Mr. O’Brien can provide the September 2024 financial Summary Report to the Board via email. Mr. O’Brien then reviewed the August 2024 financial Summary Report that was included in the Board Packet.

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 presented the summary report on the activities of the recent meetings of the NCADC and MADDC, as well as the report(s) tracking ADC Submittals and monitoring submittals through the inspection process, closure and full compliance.

Private Lawn Maintenance (PLM) Liaison – Mr. Al Petrie

Mr. Petrie updated the Board on the prior months’ PLM activities, accomplishments and focuses for each of the 3 PLM Vendors and the 9 Villages they are servicing. There was again discussion regarding the performance of each of the two vendors new to the PLM program. SSMG, as confirmed by Mr. Petrie, was pleased to report that performance and Level of Service by both new Vendors has significantly increased. SSMG is hopeful that this will continue. It was also noted the PLM Vendor Storm debris cleanup and removal was done very well by all 3 PLM Vendors, with many PLM property owners providing positive feedback.

CC&R Compliance Liaison – Mr. Vic Natiello

Mr. Natiello conveyed the most recent 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 at this time.

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.



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

Mrs. Gallo’s reported on and summarized the topics discussed at the previous months CDD meeting(s) and/or workshop(s). The topics reported included an update regarding the Village Center parking lot improvements/additional spaces, Village Center Café renovations update and pond bank discussions/updates. Mr. Polizzi also provided updates to and insights into the GH CDD 4 C’s hurricane contract discussions, as well as the GH CDD 10 year plan initiatives.

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.

Unfinished Business

River Club Irrigation System – Update – Mr. Troy Railsback (SSMG)

SSMG presented the final details, and implementation plans, for addressing the River Club irrigation pressure issues throughout the 3 phases, and more specifically the improvements being considered to resolve the significant deficiency in phase 2 of the River Club. The Board again thoroughly discussed the circumstances, options and needed outcomes.

On Motion by Mr. Ed O’Brien, seconded by Mr. Al Petrie, with all in favor, the Board Approved the River Club Irrigation System Improvements to be accomplished in early 2025, as part of the 2025 River Club budget.

Vantaca “Roll Out” – Status – Mr. Ed O’Brien

Mr. O’Brien expressed focus on having access to the historical ADC data via Vantaca in the future. He also wanted reassurance that Vantaca will facilitate the GHMA being compliance with the FL Statute 720 requirements of the Association. SSMG will endeavor to accomplish the ADC data access through Vantaca subsequent to transferring the ADC function from VMS to Vantaca. SSMG will continue to fulfill the FL Statute 720 website requirements of the GHMA.

2025 Budget – Owner Input and Consideration for Approval – Mr. Ed O’Brien/Mr. Troy Railsback (SSMG)

Mr. O’Brien presented the details of the Proposed 2025 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 2025 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 2025 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 2025 Crossings Village Budget, and both Mr. O’Brien & Mr. Railsback addressed Board or Association Member questions/concerns.



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On Motion by Mr. Ed O'Brien, seconded by Mr. Al Petrie, with all in favor, the Board Approved the 2025 Budget(s) for the Master Association & ADC, PLM Villages, River Club Village and Crossings Village.

Fine Committee Procedures per Legislative Action – Dr. Robert Jay Carlton

Dr. Carlton reiterated to the Board concerns related to the Fine Committee “tabling” a decision to either Accept or Reject a recommended fine from the Board on a property. The discussion highlighted that the previous and current statute defining the fine process and role/procedures of the Fine Committee do not indicate that the Fine Committee has the option to “table” a decision. Furthermore, the new legislature recently adopted puts time limitations on the fine process and a delayed decision would likely result in compromising the legitimacy of a fine imposed due to the time limits being exceeded. There was lengthy discussion amongst the Board regarding details and circumstances the Fine Committee and Board are faced with in halting this practice by the Fine Committee.

On Motion by Mr. Vic Natiello, seconded by Mr. Ed O'Brien, with all in favor, the Board Approved directing the Fine Committee to no longer “table” a decision as part of their decision making practice, due to the conflicts with FL Statute 720 provisions.

New Business

Pond Bank Inspection Report – Mr. Troy Railsback (SSMG)

Mr. Railsback presented the summary of the recent community Pond Bank inspection. The Board discussed the details of the report and looked forward to the continued efforts by the property owners to keep the pond banks in compliance.

Yard Waste & Minor Storm Debris Removal – Mr. Ed O'Brien

Mr. O'Brien referred to the GHMA Waste Removal Policy and indicated there may be some need for updates. The Board agreed that modification may be considered. At Dr. Carlton's request, Ed agreed to draft those changes and have them ready to present at the November GHMA Board Meeting.

Community Association Institute (CAI) Membership – Dr. Robert Jay Carlton

Dr. Carlton presented information regarding the benefits to Association and Board's joining the Community Association Institute (CAI). The Board discussed the resources available as members, as well as the lobbying inclusion for the betterment of the Association.

On Motion by Mr. Vic Natiello, seconded by Mr. Al Petrie, with all in favor, the Board Approved joining CAI.

Procedures for the Selection of Volunteer Positions – Discussion – Dr. Robert Jay Carlton



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Dr. Carlton presented alternatives for the GHMA procedure to select volunteer positions. There was lengthy discussion amongst the Board regarding the interview process as well as the requirement for the prospective volunteers being considered being required to attend the GHMA Board Meeting in order to be considered.

A resident who previously went through the existing procedure shared their concerns, feedback and recommendations with the process.

On Motion by Mr. Ed O'Brien, seconded by Mr. Al Petrie, with Mr. Al Petrie, Dr. Robert Jay Carlton, Mrs. Denise Galle and Mr. Ed O'Brien in favor, and Mr. Vic Natiello opposed, the Board approved the change in procedure.

Non-Compliance Issues Requiring Board Review

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

On Motion by Mr. Ed O'Brien, seconded by Mr. Vic Natiello, with all in favor, the Board Approved to levy a penalty of \$500.00 on property # 2.

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 # 3.

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 # 4.

A Motion by Mr. Ed O'Brien to levy a penalty of \$500.00 on property #5 did not advance due to a lack of a second. On Motion by Mr. Al Petrie, seconded by Mr. Vic Natiello, with all in favor, the Board Approved to levy a penalty of \$1,000.00 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 of \$500.00 on property # 6.

Director's Requests

Mr. Vic Natiello requested a direct line telephone number for each of the SSMG Team members, specifically Mr. Railsback, be readily available.

Dr. Robert Jay Carlton requested that further distinct clarification be evident on each of the Non-Compliance Issues Requiring Board Review materials.

Adjournment

On Motion by Mr. Al Petrie, seconded by Mr. Vic Natiello, with all in favor, the meeting was adjourned at 5:01 pm.



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