

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

November 22, 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 Mr. Al Petrie

Members Absent: Mrs. Denise Gallo

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. Vic Natiello, seconded by Mr. Ed O'Brien, with all in favor, the Board Approved the Meeting Minutes of the October 18, 2024 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 noted that the September 2024 financial Summary Report was provided to the Board via email subsequent to the October Board Meeting. SSMG will be providing the October 2024 financials to Mr. O'Brien early next week, so that Mr. O'Brien can provide the October 2024



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financial Summary Report to the Board via email. Mr. O'Brien then reviewed the September 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 MADC, 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. It was noted that all 3 PLM vendors have been and continue to perform well.

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. There was Board discussion regarding the relevance and need for Option "B" as a Reason for why the Fine Committee would "Deny" levying a fine. The Board directed SSMG to have that option removed from the Fine Committee Agenda and Results Summary Sheet.

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

Dr. Carlton in Mrs. Gallo's absence reported on and summarized the topics discussed at the previous months CDD meeting(s) and/or workshop(s). The topics reported included an updates on the Village Center parking lot improvements/additional spaces, Village Center Café renovations update and pond bank discussions/updates, as well information regarding long range planning and recent feral hog activity happening again in and around Grand Haven.

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.



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Unfinished Business

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

SSMG will be working with Corey Enterprises to identify timing and plan for this project that will occur during the 1st quarter of 2025.

Hurricane Protection Specification – Draft – Mr. Vic Natiello

Mr. Natiello presented that updated version and final draft of the Hurricane Protection Specifications Resolution.

On Motion by Mr. Ed O'Brien, seconded by Mr. Vic Natiello, with all in favor, the Board Approved the Hurricane Protection Specification.

Proposed Crossings Pool Party – Mr. Troy Railsback (SSMG)

Mr. Railsback updated the Board with findings and details regarding a planned activity that was planned to occur at the Crossing Pool area. Mr. Petrie also provided some additional clarity on the intent, # of people likely attending and aspects regarding this planned activity. After hearing this information, the Board was more comfortable that this activity was not a large-scale event planned to happen at the Crossing Pool. Mr. Railsback also provided some recommendations or parameters that the Board needs to consider should a property owner on the Crossings request to use the Crossing Pool area for an event. The Board requested that SSMG provide protocol for the Board to consider at an upcoming Board Meeting.

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

Mr. Railsback discussed the planned details and location for the upcoming Volunteer Holiday Luncheon.

New Business

Yard Waste Resolution – Revised Draft – Mr. Ed O'Brien

Mr. O'Brien presented a Draft version of a Yard Waste Resolution that included the suggested and needed update. There was Board discussion regarding the Draft along with some suggested edits to some of the verbiage.

On Motion by Dr. Robert Jay Carlton, seconded by Mr. Vic Natiello, with all in favor, the Board Approved the Yard Waste Resolution.

Review of MADC and Fine Committee members requests for reappointment – Mr. Ed O'Brien/ Mr. Troy Railsback (SSMG)

Mr. O'Brien provided the forms filled out by each of the MADC Members regarding their request to be considered or not considered to be reappointed to the MADC. Mr. Railsback provided the forms filled out by each of the Fine Committee Members regarding their request to be considered or not considered to be reappointed to the Fine Committee. This information was provided at this time for informational purposes only, and will be considered and voted on at the December 2024 Board Meeting.



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Street Tree Inspection Report – Mr. Troy Railsback (SSMG)

Mr. Railsback presented the outcome and details of the semiannual enhanced street tree canopy inspection that occurred during this latest period. There was Board questions and discussion regarding the details and expectations of this enhanced inspection

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 of \$50.00 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 \$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 \$50.00 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 \$50.00 on property # 4.

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 # 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

Dr. Robert Jay Carlton brought to the attention of the Board concerns relating to the subject of carports and the opportunity for clarity in the ADC Standards. The Board agreed there should be a resolution created to further define this in the ADC Standards.

Mr. Ed O’Brien alerted the Board that the ADC Forum was cancelled again due to very limited sign up/participation. He will be considering another frequency, such as semi-annual, or possible an alternative delivery.

Adjournment

On Motion by Dr. Robert Jay Carlton, seconded by Mr. Ed O’Brien, with all in favor, the meeting was adjourned at 3:36 pm.



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