

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

December 20, 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, Mrs. Denise Gallo and 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)

A property owner inquired about street trees in Wild Oaks and had questions regarding street trees in the street tree zone versus being placed in the area immediately adjacent to the road.

A property owner indicated that they felt that there are some compliance items that go unnoticed and encouraged property owners to act if they see something to say something.

President's Comments

Dr. Carlton thanked the Board for the commitment and efforts and recognized the audience for their continued support. He wished all a Happy and Healthy New Year.

Approval of Minutes

On Motion by Mr. Vic Natiello, seconded by Mr. Al Petrie, and with Dr. Robert Jay Carlton, Mr. Ed O'Brien, Mr. Vic Natiello and Mr. Al Petrie in favor, and Mrs. Denise Gallo abstaining because she was not at the Board Meeting, the Board Approved the Meeting Minutes of the November 22, 2024 Board of Directors Meeting.



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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 2024 budget variances, and the percentages of each category from November 2024 financials. Mr. O'Brien reported on each operation's details and noted that each operation is tracking very close to budget at this time. Mr. O'Brien and SSMG will be working to identify treasury management opportunities and resolving instances where banking fees have been charged.

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**

Mrs. Gallo reported on the progress and outcomes of both the Neighbor-to-Neighbor program and Oak Tree Newsletter.

Fine Committee Liaison – Mr. Troy Railsback (SSMG)

Mr. Railsback stated that the Fine Committee meeting was cancelled due to a lack of a quorum.

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

Mrs. Gallo reported on and summarized the topics discussed at the previous months CDD meeting(s) and/or workshop(s). The topics reported included an update on the Village Center parking lot improvements/additional spaces, Village Center Café renovations update and pond bank



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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.

Unfinished Business

Reappointment of MADC and Fine Committee Members – Mr. Ed O’Brien/Mr. Troy Railsback (SSMG)

Mr. O’Brien presented a summary for each of the current MADC Members and their contributions and interest in continuing to serve on the MADC.

On Motion by Mr. Ed O’Brien, seconded by Mr. Vic Natiello, with all in favor, the Board Approved the Reappointment of MADC Members.

SSMG and Mr. O’Brien presented a summary for each of the current ADC Inspectors and their contributions and interest in continuing to serve as inspectors for the ADC.

On Motion by Mr. Ed O’Brien, seconded by Mr. Vic Natiello, with all in favor, the Board Approved the Reappointment of ADC Inspectors.

SSMG presented a summary for each of the current Fine Committee Members and their contributions and interest in continuing to serve as Fine Committee Members.

On Motion by Mr. Vic Natiello, seconded by Mr. Ed O’Brien, with all in favor, the Board Approved the Reappointment of Fine Committee Members.

Board Resolutions – Update – Hurricane Specifications, Carports – Dr. Robert Jay Carlton

Dr. Carlton updated the Board that the Hurricane Protection Specifications Resolution was finalized and posted on the GHMA website. Dr. Carlton then presented the concept and concern regarding the lack of definition/ position within the ADC Standards with respect to carports. Dr. Carlton presented a draft Resolution addressing carports. There was Board discussion.

On Motion by Mr. Vic Natiello, seconded by Mr. Ed O’Brien, with all in favor, the Board Approved the Resolution Adopting Policy Regarding the Prohibition of Carports.

CDD/USDA Wildlife Services/County Program for Hog Intrusion – Dr. Robert Jay Carlton

Dr. Carlton presented the CDD/USDA Wildlife Services/County Program for Hog Intrusion that was recently presented at a symposium.



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New Business

Candidate Forum – Discussion – Dr. Robert Jay Carlton

Dr. Carlton discussed his concern for the Candidate Forum concept due to the lack of participation at this year's forum. There was Board dialogue. The Board will consider alternatives and/or improvements at a future meeting.

SSMG 2024-2026 Contract – Update – Dr. Robert Jay Carlton

Dr. Carlton presented a variance in the SSMG contract regarding the hours work by the individual person serving as the SSMG administrative executive support team member versus the language in the contract which specifies full time. There was a calculation to monetize the variance and a specific dollar amount refund due to the Association. SSMG will refund the Association for past amounts and adjust future billing to reflect the adjustment.

MADC – A/V Update at Creekside – Mr. Troy Railsback (SSMG)

Mr. O'Brien, Dr. Carlton and Mr. Railsback presented the A/V equipment improvement concept identified to improve the ADC Meetings. SSMG will present the Board at an upcoming meeting with proposed equipment to fulfill this thought process.

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 \$1,000.00 on property # 1.

On Motion by Mr. Vic Natiello, seconded by Mr. Al Petrie, with all in favor, the Board Approved to levy a penalty of \$500.00 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 \$500.00 on property # 3.

Director's Requests

Dr. Carlton and the Board thanked SSMG for their efforts all year long and presented a holiday gift to each of the members of the SSMG Team.

Adjournment

On Motion by Mr. Vic Natiello, seconded by Dr. Robert Jay Carlton, with all in favor, the meeting was adjourned at 4:07 pm.



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