

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

August 23, 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 Ms. 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)

A property owner inquired about the circumstances as to why there are certain trees planted on the lake banks of the pond near the entrance of Marsh Crossings Village versus the spartina and lack of trees most all other lake banks. The Board and SSMG encouraged the property owner to work with the GH CDD regarding his questions, as the areas of his concern are GH CDD property and/or are restricted by the GH CDD lake bank planting restrictions.

President's Comments

Dr. Carlton did not have a formal President's Message and just noted that it has been a relatively quiet month.

Approval of Minutes

On Motion by Mr. Al Petrie, seconded by Mr. Vic Natiello, with all in favor, the Board Approved the Meeting Minutes of the July 19, 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.



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Finance Report – Mr. Ed O’Brien

Mr. O’Brien was not able to provide a report as June 2024 financials were still not able to be produced nor were the July 2024 financials, prior to the Board Meeting due to the SSMG software change. SSMG is diligently working to finalize the financials setup and conversion nuances specific to the complexity of the Grand Haven accounting operations. The report will be emailed to the Board once it is available

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. There was discussion regarding the performance of each of the two vendors new to the PLM program, particularly Brightview. SSMG, as confirmed by Mr. Petrie, alerted Brightview during the discussion that if performance and Level of Service does not continue to increase and be sustained at the contracted level, the GHMA will likely move toward discontinuing having BrightView serve their contracted PLM Villages.

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**

No report 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.

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. There was additional follow-up dialogue regarding the Village Center Café



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renovations, what can and will impact any change in scope/costs/timelines related to the renovation project, as well as the interim plans to operate the Village Center Café while the work is being done.

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 discussed the status update of the River Club irrigation pressure issues and the action taken by the GH CDD. SSMG is waiting on a quote from Corey Enterprises, who is working with the GH CDD, to price adding a meter and connection(s) to the existing system creating a loop to increase consistent pressure, which is how the system was originally designed. This should be available for review action at the September 2024 Board meeting.

BrightView Landscaping – Update & Status – Mr. Troy Railsback (SSMG)

SSMG updated the Board on the improvements in service, along with certain exceptions of BrightView going into the Labor Day weekend to further demonstrate their commitment to achieving the expected and contracted level of Service. It was again reiterated that SSMG alerted Brightview during the discussion that if performance and Level of Service does not continue to increase and be sustained at the contracted level, the GHMA will likely move toward discontinuing having BrightView serve their contracted PLM Villages.

Vantaca “Roll Out” – Update – Mr. Ed O’Brien/Mr. Troy Railsback (SSMG)

Mr. O’Brien expressed concerns related to the roll out of SSMG’s software change to Vantaca from VMS and requested an outline and timeline as to when and how the “roll out” will be fully completed and will endeavor to be in compliance with the Florida Statute 720 requirements for the GHMA. SSMG provided insight to the June 1, 2024 switch from VMS to Vantaca, and assured the Board that the transition occurred and is significantly completed. Mr. Railsback further elaborated that due to the complexities of the Grand Haven operations, producing a monthly financial accurately reflecting those characteristics was taking longer than normal. Mr. Railsback indicate he would provide a brief outline and related timelines to assist the Board in their expectations of when full roll out will be achieved.

New Business

MADC Vacancy – Mr. Ed O’Brien

Mr. O’Brien reported there was unfortunately no candidates that expressed interested from the previous E Blast announcing the open volunteer position on the MADC. The Board directed SSMG to again announce the volunteer position opening using the E-Blast protocols and prepare/attempt to fill the position.

Political Signs on Residential Property – Ms. Denise Gallo

Mrs. Gallo reported that she was responding to a resident inquiry regarding certain Villages that have provisions in their CC&Rs allowing for political signs. Mrs. Gallo indicated that she



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confirmed with SSMG, and referenced the Board Resolution, that clearly identifies the 2 Village with the CC&R provision allowing for political signed within a certain period of time before and after an election.

Draft Board Resolution – Hurricane Protection Specifications – Mr. Vic Natiello

Mr. Natiello presented an updated draft to the document summarizing HB293 and related allowable hurricane shutter specifics to be used as a reference document when communicating with property owners, as well as when evaluating allowable hurricane shutters as defined and outlined in HB293. There was significant Board discussion regarding the specific language, intent and purpose of the document, with the efforts of the Board discussion to develop a document that will best serve the GHMA while meeting HB293’s conditions. The document likely will also be referenced as part of the ADC review criteria along with ADC Standards as they are currently written and or potential revisions in the future. Mr. Natiello will further develop the draft based on Board discussion and it will be reviewed again at an upcoming Board Meeting.

Website – New Requirements – Mr. Ed O’Brien

Mr. O’Brien highlighted his focus on making sure the GHMA provides the required documents through the Association’s website as defined and laid out in the recent Florida Statute 720 updated requirement and wanted to confirm that the Vantaca Owner Portal will be sufficient. SSMG indicated that the Vantaca Owner Portal is compliant and SSMG is in the process of loading the GHMA documents into the portal.

Non-Compliance Issues Requiring Board Review

On Motion by Mr. Ed O’Brien, seconded by Mr. Al Petrie, 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. 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.

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 # 4.

Director’s Requests

None at this time.

Adjournment

On Motion by Dr. Robert Jay Carlton, seconded by Mr. Ed O’Brien, with all in favor, the meeting was adjourned at 4:21pm.



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