

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

September 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 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 Mrs. Denise Gallo, with all in favor, the Board Approved the Meeting Minutes of the August 23, 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 June 2024 financial Summary Report was provided to the Board via email subsequent to the August Board Meeting. Mr. O'Brien then reviewed the July 2024 financial Summary Report that was included in the Board Packet. SSMG will be providing the August 2024



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

financials to Mr. O'Brien early next week, so that Mr. O'Brien can provide the August 2024 financial Summary Report to the Board via email. This will bring the financial reporting current.

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 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.

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 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 the 2025 Proposed Budget, an update regarding the Village Center parking lot improvements/additional spaces, Village Center Café renovations update and pond bank discussions/updates.

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

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

SSMG discussed the status update with the River Club irrigation pressure issues and efforts to resolve the situation. There was Board discussion on what should be done and what assurances this and/or any other action taken will have the desired result. The Board will review a detailed plan, cost estimates and the answers/confirmation to a few outstanding questions at the October 2024 Board meeting with the hopes of confidently moving forward to resolve the irrigation pressure problem(s).

BrightView Landscaping – Update – Mr. Al Petrie/Mr. Troy Railsback (SSMG)

SSMG and Mr. Petrie elaborated on the previous discussion during the PLM Report regarding BrightView's improvements in service demonstrating their commitment to achieving/consistently delivering the expected and contracted Level of Service.

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

SSMG summarized that the Vantaca “roll out” is done except for facilitating the ADC function through the Vantaca. All other functions of the GHMA are being processed using Vantaca.

MADC Volunteer Position – Mr. Ed O’Brien/Mr. Troy Railsback (SSMG)

Mr. O’Brien introduced the 2 members of the Association who submitted their interest in the open MADC position. Only 1 of the candidates was able to attend this Board Meeting and had the opportunity to introduce themselves to the Board and answer questions from the Board.

On Motion by Mr. Ed O’Brien, seconded by Dr. Robert Jay Carlton, with all in favor, the Board Approved appointing Mr. Richard Mayor to fill the open MADC position for the remainder of its 2024 term.

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

Mr. Natiello presented an updated final draft to the Hurricane Protection Specifications document summarizing HB293 legislation and the GHMA approved specifications to be used as a reference document when communicating with property owners. These specifications shall also be a reference document for the Architectural Design Committees when evaluating approved hurricane protections defined and outlined in HB293. The final draft incorporated comments and edits as discussed at the August 2024 Board Meeting. There was Board discussion regarding this final version, once GHMA approved, being reviewed by the Associations attorney and then recorded as a Board resolution.

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

New Business

2025 Budget Proposal – Discussion – Mr. Ed O’Brien/Mr. Troy Railsback (SSMG)



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 discussed the process of developing the Proposed 2025 Budget(s). Mr. O'Brien went through each section of the Proposed 2025 Budgets for the Master Association, PLM Villages, River Club Village and Crossings Village. There was Board input and dialogue along the way and Mr. O'Brien and Mr. Railsback provided insight and clarification where appropriate. The Board supported mailing the Proposed Budget(s) to the Membership and have them considered for adoption at the October GHMA Board Meeting.

Property Owner Incursion onto Escalante Property – Dr. Robert Jay Carlton

Dr. Carlton referred to a letter included in the Board Packet from the ownership of the Grand Haven Golf Club and Golf Club property. It referenced what their policy and practice is regarding property owners placing items and/or making improvements to Golf Club property.

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. 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 # 2.

On Motion by Mr. Ed O'Brien, seconded by Mr. Vic Natiello, the Board considered levying a \$1,000 penalty on property # 3. There was additional Board discussion. On motion by Mr. Ed O'Brien, seconded by Mr. Vic Natiello, with all in favor, the Board Approved amending the original motion to levy a penalty of \$500.00 in lieu of the originally proposed \$1,000.00 penalty. The Board then, with all in favor, 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 \$50.00 on property # 4.

On Motion by Mr. Ed O'Brien, seconded by Mrs. Denise Gallo, with all in favor, the Board Approved to levy a penalty of \$50.00 on property # 5.

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 # 6.

Director's Requests

Dr. Robert Jay Carlton reviewed with the Board options for fulfilling the Corporate Transparency Act (CTA) reporting requirements. As discussed with the Association's legal counsel, the Board can have a 3rd party file the report on their behalf or file it themselves. There was Board discussion regarding their concerns. Because using a 3rd party would require the Board Members to provide sensitive personal information to whoever is filing it, the Board decided to file the CTA requirements themselves, and work with Mr. O'Brien to do so.



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. Vic Natiello brought to the attention of the Board that the Annual Volunteer Luncheon will likely need to be held at an alternative location this year due to the Village Center Café renovations. SSMF will work to arrange for the luncheon to be held at the Grand Haven Golf Club.

Adjournment

On Motion by Dr. Robert Jay Carlton, seconded by Mrs. Denise Gallo, with all in favor, the meeting was adjourned at 4:35pm.



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