

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

April 19, 2024

2:00 p.m.

Call to Order

The meeting was called to order by Dr. Robert Jay Carlton at 2:01 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)

No audience comments regarding GHMA matters.

President's Comments

Dr. Carlton mentioned that today's Board Meeting Agenda contained two New Business items on it that are of significant impact to the GHMA if not addressed mindfully.

Approval of Minutes

On Motion by Mr. Vic Natiello, seconded by Mr. Al Petrie, with all in favor, the Board Approved the Meeting Minutes of the March 22, 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.

Mr. Railsback provided the Board with a training quote for the Crossing Pool AED from the vendor who installed the AED originally and performed a training as part of the original install. The Board reviewed the scope and fee of the training which included many other items other than simply



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training on the AED device itself. The Board would consider an updated quote with AED only training, but also discussed that the Grand CDD has an upcoming general AED training that may serve this need.

SSMG provided 2 quotes for needed River Club gutter maintenance. There was Board discussion regarding the vendors who quoted the work, and the scope and pricing.

On Motion by Dr. Robert Jay Carlton, seconded by Mr. Ed O'Brien, with all in favor, the Board Approved moving forward with Killian's Gutters to perform the work.

Finance Report – Mr. Ed O'Brien

Mr. O'Brien reviewed the year-to-date 2024 budget variances, and the percentages of each category from the March 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, and since it is so early in the year, he had no significant trends or variances to discuss or address.

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.

Mr. O'Brien provided an update regarding the committee facilitating the 3-year review of the ADC Standards. It is anticipated that the proposed changes will be ready for review at the May 24, 2024 GHMA Board Meeting.

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

Mr. Petrie updated the Board on the PLM activities and recent monthly meetings with the PLM Vendors.

CC&R Compliance Liaison – Mr. Vic Natiello

Mr. Natiello conveyed last 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.

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 new condominiums tree destruction issue, Village Center Parking lot improvements/additional spaces, pond bank issues, Village Center Café renovations RFP status report, and Amenity Rules amendments update.

Mr. Polizzi of the GH CDD Board of Supervisors also reported and elaborated on the GH CDD topics/projects discussed at their last meeting including their upcoming AED training sessions.

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

MADC Volunteer Selection – Mr. Ed O'Brien/Mr. Troy Railsback (SSMG)

Mr. O'Brien and SSMG introduced the 5 members of the Association who submitted their interest in the open MADDC position. 4 of the candidates were able to attend this Board Meeting and each had the opportunity to introduce themselves to the Board and answer questions from the Board.

On Motion by Mr. Ed O'Brien, seconded by Mr. Vic Natiello, with all in favor, the Board Approved appointing Mrs. Janet Greenwood to fill the open MADDC position for the remainder of its 2024 term.

PLM Pond Banks – Update – Mr. Al Petrie/Mr. Troy Railsback (SSMG)

SSMG updated the Board that the PLM Vendors recently trimmed the pond banks associated with their Villages they serve. SSMG and the PLM Vendors are in the process of identifying replanting needs and will be presenting for approval at the May Board Meeting.

Mr. Railsback indicated that SSMG will be working with PLM vendors to identify areas needing additional spartina on their lake banks. This is still in process and will be further addressed at subsequent Board Meetings(s).

New Business

Marketable Record Title Act (MRTA) – Discussion – Dr. Robert Jay Carlton

Dr. Carlton discussed the GHMA's upcoming need to process the FL Statute 720 MRTA responsibility renewing the Association's Documents prior to them expiring after 30 years from when they were filed. Dr. Carlton and the Board reviewed and discussed the scope, Process, timeline(s) and costs in doing this. There was an option to process the MRTA responsibility with or without a Title Search which would capture any covenant amendments



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and/or document discrepancies. Any of these types of items would have likely been previously discovered through the steadfast services to the Association by Becker.

On Motion by Mr. Al Petrie, seconded by Mrs. Denise Gallo, with all in favor, the Board Approved the moving forward with the MRTA services without the Title Search option.

Partial Assignments of Declarant's Rights – Discussion – Dr. Robert Jay Carlton

Dr. Carlton summarized the ongoing discussions and review of the certain Declarant Rights that still exist and remain under the purview of Grand Living Realty and Lindsay Dolamore. Dr. Carlton said that at this time there is likely the opportunity for the remaining rights, with the exception of the NCADC and the Preferred Builders Program to be transferred to the GHMA. The Board discussed the logistics, legal review/document preparation and costs associated with facilitating this.

On Motion by Mr. Vic Natiello, seconded by Mr. Ed O'Brien, with all in favor, the Board Approved moving forward with facilitating transferring the additional Declarant Rights to the GHMA.

Request to include N2N Packet Material on CDD Website – Mrs. Denise Gallo

Mrs. Gallo presented the request from Dr. Merrill of the CDD to have the N2N Packet Materials on the CDD website and the Board discussed the request. The Board agreed that at this time not having on the CDD website is more beneficial to the program to preserve the personal interaction with N2N liaison and the new residents.

Policy Statement – MADC – Mr. Ed O'Brien/Dr. Robert Jay Carlton

Mr. Ed O'Brien and Dr. Carlton presented to the Board a policy statement that would encompass and define the Purpose, Authority and Procedures for the MADC. There was discussion amongst the Board relating to the document and its contents and when and where it will be referenced.

On Motion by Mr. Ed O'Brien, seconded by Mr. Al Petrie, with all in favor, the Board Approved the MADC Policy Statement.

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 \$50.00 on property # 1.



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On Motion by Mr. Ed O'Brien, seconded by Mrs. Denise Gallo, the Board considered not levying a penalty on property #2. Mrs. Denise Gallo withdrew her second. The Motion was then seconded by Mr. Al Petrie, for reconsideration and with Mr. Al Petrie and Mr. O'Brien in favor, and Mr. Vic Natiello, Dr. Robert Jay Carlton and Mrs. Denise Gallo not in favor, the Board Did Not Approve to not levy a penalty on property # 2. There was then a motion by Mr. Vic Natiello, seconded by Dr. Robert Jay Carlton, with Mr. Al Petrie, Mr. Vic Natiello, Dr. Robert Jay Carlton and Mrs. Denise Gallo in favor, and Mr. Ed O'Brien not in favor, Approved by the Board to levy a penalty of \$50 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 \$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.

Property # 5 was not considered as the non-compliance item was resolved.

Property # 6 was not voted on as there was information provided that the non-compliance items would be resolved the morning of this Board Meeting. The Board requested that it be held for next month's meeting and/or an update shall be provided that the non-compliance was fully resolved.

Director's Requests

Dr. Carlton requested that the Board support him discussing with the Ed Foundation, who facilitates the scholar awards for local students, and alternative way for them to recognize their honorees that live in Grand Haven. Dr. Carlton suggested in lieu of signs placed in yards for multiple days, that the GHMA would have a photo of the students and/or blurb in the May Oak Tree each year with information about the Grand Haven honorees. This will eliminate the unapproved sign circumstances that may become an issue. The Board agreed and supported this well thought out alternative.

Adjournment

On Motion by Dr. Robert Jay Carlton, seconded by Mr. Ed O'Brien, with all in favor, the meeting was adjourned at 4:58 p.m.



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