

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

A Not-For-Profit Corporation

BOARD MEMBER CANDIDATE INFORMATION FORM

Any Owner who wishes to become a candidate for the Board of Directors, please submit your name and information on this sheet and return it to:

**Grand Haven Master Association, Inc.
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Ormond Beach, FL 32174**

CANDIDATE FORM SUBMITTAL DEADLINE:

NOVEMBER 7, 2025

NAME: Victor S. Natiello



PROPERTY ADDRESS: 69 River Trail Drive, Palm Coast, FL 32137

Board and/or Committee Meetings You Have Attended In The Past Two Years. Please Provide Frequency Of Each: GHMA # 23 CDD # 5 ADC # 6

Although not required for candidacy, are you a full time resident of Grand Haven? Yes X No

EDUCATION: Graduate Garden City High School, New York. BSE, Princeton University. MSE, Princeton University. Top Graduate US Air Force Pilot Training. Numerous airline and military upgrade/development courses including three courses in US Air Force Professional Military Education.

PERSONAL BACKGROUND: Colonel United States Air Force and Air National Guard. Commercial airline pilot with Eastern Airlines and Captain, United Airlines. Military supervisory positions: Squadron Operations Officer, Wing Operations Officer, Wing Operations Group Commander, Wing Commander, and State ANG Deputy Commander for Operations. USAF certifications included Functional Check Pilot, Instructor Pilot and Standardization/Evaluation Pilot. Airline supervisor positions of Captain and FAA Designated Check Airman.

PRIOR HOA EXPERIENCE, if any: Currently, Vice President Grand Haven Master Association and on the GHMA Property Oversight Committee (POC). I have been a GHMA ADC Committee Member, GHMA ADC Inspector, trainer for new ADC Inspectors for nearly 9 years, Member of the 2012 and 2015 ADC Guidelines/Standards Revision Committees, Private Lawn Maintenance (PLM) Liaison, ADC Liaison and Sidewalk Repair subcommittee member. My present duty is as the Covenants, Conditions and Restrictions (CC&R) Liaison. Other community experience includes being a member of the Grand Haven Firewise Board, Grand Haven CDD Ad Hoc Group on Safety and Security, and Tennis Advisory Group. I have been a Grand Haven Village Forum representative and Vice Chairman in the Flagler County Airport Advisory Board. Currently, I am our Village's Grand Haven Neighborhood Watch Block Captain.

COMMENTS REGARDING BOARD CANDIDACY: As GHMA Vice President, I have extensive knowledge of our Community's governing documents, Florida Statute 720 and the numerous legal opinions our counsel has issued on contentious issues the GHMA has faced over the years. I am the CC&R Board Liaison where I interface with our management company to insure we address compliance issues in a timely manner and most of all, equitably for all property owners. I am also a member of the Property Oversight Committee. This committee oversees distressed properties, delinquent accounts and extraordinary circumstances property owners may encounter. Working with our attorneys, we have reduced the account balance owed to the GHMA from over \$160,000 to about \$2,000. A Master Association Board Director must attend countless meetings, spend hours doing document research and devote time to personally meet and address the concerns of individual Property owners. The Board has also had to deal with new Homeowner Association laws passed by the state legislature which could reduce our ability to enforce covenant restrictions thereby threatening our property values. In response to such a recent mandate, I wrote our position on hurricane protection specifications. To address CDD concerns regarding pond bank maintenance, I also produced an additional "Did You Know" illustration. Nevertheless, the Board still has work to do including providing more specific guidance to committee members and inspectors. Clearly, the GHMA Board position is one where experience counts. I ask your support to continue to make Grand Haven a premier community.

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NOTICE OF CANDIDACY

THERE ARE TWO (2) DIRECTOR VACANCIES FOR 2 YEAR TERMS

I, Victor S. Natiello, owner of the property located at 69 River Trail Drive, Palm Coast, FL (Association Address) within the Grand Haven Master Association, Inc. (GHMA), do hereby request that my name be placed on the ballot for election, at the Annual Meeting of the Membership, to be held on Thursday, January 8, 2026, to fill one of the vacancies on the Board of Directors of the GHMA.

DATED: This 30th day of October, 2025.


Property Owner Signature

Please DO NOT sign and return this form unless you desire to be a candidate for election to the Board of Directors.


Southern States
MANAGEMENT GROUP INC.

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