

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
Dr. Michael Tebbano, Treasurer

Mrs. Denise Gallo, Director
Mr. Jerry (J.D.) Stratton, Director
Mr. Troy Railsback, Secretary, Ex-officio

Board of Directors Meeting Agenda

May 22, 2026

2:00 p.m.

- I. **Call to Order***
- II. **Roll Call – Establish Quorum**
- III. **Pledge of Allegiance**
- IV. **Audience Comments (Three Minute Rule, Non Agenda Items)**
- V. **President’s Comments**
- VI. **Approval of Minutes**
 1. April 17, 2026
- VII. **Committee Reports**
 1. Community Manager – Mr. Troy Railsback/SSMG
 2. Finance Report – Dr. Michael Tebbano
 3. Property Oversight Committee – Dr. Robert Jay Carlton
 4. Architectural Design Committee (ADC) Liaison – Mrs. Denise Gallo
 5. Private Lawn Maintenance (PLM) Liaison – Mr. Jerry (J.D.) Stratton
 6. CC&R Compliance Liaison – Mr. Vic Natiello
 7. Oak Tree & Neighbor to Neighbor Liaison – Quarterly Report** – Mrs. Denise Gallo
 8. Fine Committee Liaison – Mr. Troy Railsback/SSMG
 9. Community Development District (CDD) Liaison – Dr. Michael Tebbano
 10. Action Item Review – Mr. Troy Railsback/SSMG
- VIII. **Unfinished Business**
 1. Review of Frost Damage E-Blast – Timelines for Plant Re-Placement – (RJC/JD)
 2. Inclusion of “Did You Know” Cartoons in Future Oak Tree Issues – (VN)
 3. PLM Survey – Discussion – (SSMG)
 4. Resolution Regarding Vinyl/Glass Panels and Windows – (DG/RJC)
- IX. **New Business**
 1. Compliance Notification Process – Discussion – (SSMG)
 2. GHMA Horticulturist Recommendation – (RJC/SSMG)
 3. River Club – Selective Live Oak Tree Trimming – (SSMG)
 4. MADC Vacancy – (DG)
 5. Request for Accommodation – (RJC)
- X. **Non-Compliance Issues Requiring Board Review**
- XI. **Director’s Requests**
- XII. **Adjournment**

* For the purpose of accurately recording/transcribing the meeting minutes, it is necessary that all audience members addressing the Board at any time, state their name and property address. Thank you for your participation and commitment to Grand Haven.

** March, June, September, December