

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

Mr. Bill Delaney, Director
Mr. Jerry (J.D.) Stratton, Director
Mr. Troy Railsback, Secretary, Ex-officio

Board of Directors Meeting Agenda

September 18, 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. August 21, 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 – Mr. Bill Delaney
 - 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** – Mr. Bill Delaney
 - 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. The Crossings Holly Tree Replacement Program – Update – (SSMG)
 - 2. PLM Vendor Recommendations – 2027-2029 – (PLM Bid Committee)
 - 3. CDD Tree Removal Pilot Program – Final Report of FFG – (RJC)
 - 4. CDD Capital Contribution Proposal – Update – (RJC)
- IX. New Business**
 - 1. 2027 Preliminary Budget Report – (MT/SSMG)
 - 2. MADC Applicants – (RJC)
 - 3. Pond Bank Inspection – (SSMG)
 - 4. Sidewalk Inspection Report – (SSMG)
- 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**