

# Grand Haven Master Association, Inc.

785 W. Granada Blvd., Suite 5 | Ormond Beach, FL 32174

[www.GrandHavenMHOA.com](http://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 Agenda

April 19, 2024

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. March 22, 2024
- VII. **Committee Reports**
  1. Community Manager – Mr. Troy Railsback/SSMG
  2. Finance Report – Mr. Ed O'Brien
  3. Property Oversight Committee – Dr. Robert Jay Carlton
  4. Architectural Design Committee (ADC) Liaison – Mr. Ed. O'Brien
  5. Private Lawn Maintenance (PLM) Liaison – Mr. Al Petrie
  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 – Mrs. Denise Gallo
  10. Action Item Review – Mr. Troy Railsback/SSMG
- VIII. **Unfinished Business**
  1. MADC Volunteer Selection – (EO/SSMG)
  2. PLM Pond Banks – Update – (AP/SSMG)
- IX. **New Business**
  1. Marketable Record Title Act (MRTA) – Discussion – (RJC)
  2. Partial Assignments of Declarant's Rights – Discussion – (RJC)
  3. Request to include N2N Packet Material on CDD Website – (DG)
  4. Policy Statement – MADC – (EO/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**