

Grand Haven Master Association, Inc.
Board of Directors Meeting
December 18, 2008

Call to Order

The meeting was called to order at 2:00 p.m.

Roll Call – Establish Quorum

Members Present: Kenny O'Connor , Ray Smith, Wil Hessert, Marc Dwyer

Others Present: Troy Railsback – Southern States Management Group
Members' sign-in sheet is located in Association Meeting File

A quorum was established.

Approval of Minutes

The Board approved the November 20, 2008 Board Meeting minutes as written.

Committee Reports

Community Manager– SSMG

There was a review and discussion pertaining to the activity reports provided by the Community Manager.

Finance Report– Ray Smith

Mr. Smith reported on Association finances, specifically budget to actual analysis for each GHMA budget. There was review and discussion pertaining to the financial reports.

Communications– Ray Smith

Mr. Smith reported the newsletter was published two weeks ago. The next newsletter will be published in two months.

Action Item List Review– SSMG

The Board reviewed and discussed the status of action items from the previous meeting.

Unfinished Business

Reserve Village – PLM Services – Vote results – Kendra O'Connor

There was review and discussion pertaining to the ballots regarding lawn maintenance services in The Reserves.

Crossings Merger – status

There was review and discussion pertaining to the Crossings Homeowners' Association merger status.

Lake Bank Maintenance, CDD Guidelines– Ray Smith

There was review and discussion pertaining to CDD Guidelines for lake bank maintenance.

New Business

GHMA Election– Kendra O’Connor

There was review and discussion pertaining to the January 15, 2009 Annual Meeting and Election. Six candidates have submitted their names for three vacancies on the Board of Directors.

The meeting was suspended at 3:05 p.m. and resumed at 3:10 p.m.

SSMG Contract– Kendra O’Connor

There was review and discussion pertaining to the Southern States Management Group contract.

ON MOTION BY Kenny O’Connor, seconded by Wil Hessert, with all in favor, the Board approved the revised contract with Southern States Management Group. The motion was amended to the following:

ON MOTION BY Ray Smith, seconded by Marc Dwyer, with all in favor, the Board approved amending the previous motion to include in number 2j of the management contract to the following language “The cash flow statements for each budget”

Ray Smith moved to include filing of liens on the properties of delinquent owners to the management contract. **The motion died for lack of a second.**

ON MOTION BY Ray Smith, seconded by Wil Hessert, with all in favor, the Board approved amending Section 4 of the management contract to require the agent to be responsible updating the website monthly with all fees being the responsibility of the Association.

ON MOTION BY Ray Smith, seconded by Kenny O’Connor, the Board approved amending Section 4 of the management contract to require the agent to be responsible for mailing of the newsletter. The motion failed on a tie vote.

ON MOTION BY Ray Smith, seconded by Wil Hessert, an amendment the previous motion amending Section 4 of the management contract to require the agent, in addition to mailing the newsletter, to be responsible for formatting, and providing a current list of homeowner mailing addresses when requested was discussed and went to a vote. With Ray Smith in favor and Marc Dwyer, Wil Hessert and Kenny O’Connor opposed, the motion failed.

ON MOTION BY Wil Hessert, seconded by Marc Dwyer, with all in favor, the Board approved amending the previous motion to add an addendum to the contract requiring the management company to be responsible for any items necessary to production of the newsletter including formatting and providing a current list of homeowner mailing addresses when requested and any other items appropriate to dissemination of the newsletter. The motion passed.

ON MOTION BY Kenny O’Connor, seconded by Wil Hessert, with all in favor, the Board accepted the revised contract as corrected and amended.

Adjournment

The meeting was adjourned at 3:32 p.m.

Audience Comments

The Board responded to owner questions regarding CC& R violations, security/screening of renters, and collection of delinquent assessments.