

Grand Haven Master Association, Inc.

Post Office Box 354785 | Palm Coast, Florida 32135
www.grandhavenmhoa.com

Board of Directors Meeting April 23, 2010

Call to Order

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

Roll Call – Establish Quorum

Members Present: Kenny O'Connor, Judy Hackstaff, Gene D'Iorio, Ray Smith,

Members Absent: Bob Witty

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

A quorum was established.

Ms. O'Connor informed the Board that Bob Witty had resigned from the Board of Directors.

On Motion by Kendra O'Connor, seconded by Ray Smith, with all in favor, the Board voted to appoint Roy Search to replace Bob Witty.

Approval of Minutes

The Board of Directors approved the minutes of the February 19, 2010 Board of Directors Meeting.

Committee Reports

Community Manager–

There was review and discussion pertaining to the activity reports provided by the Community Manager, including an update on the Unimproved Lot Maintenance Program.

Additional discussion included the most cost effective process to collect outstanding fines.

Finance Report– Judy Hackstaff

Mrs. Hackstaff reported on Association finances, and expressed concern regarding the number of unpaid assessments. There was also discussion regarding the PLM bad debt reserve amounts and Mrs. Hackstaff will do a study on them, specifically minimum and maximum thresholds. There was discussion concerning the fine review process and the Board concluded that each member will rotate turns reviewing fines.

Communications– Ray Smith

The next issue of The Oak Tree will come out the end of May.

Action Item List Review– SSMG

Mr. Railsback reported on the status of North Park Estates. He is in communications with the City of Palm Coast in regards to enforcement and maintenance issues.



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Mr. Railsback reported on the cost of installing a phone at the Crossings Pool, which the Board approved. Retention pond bulkhead discussion was tabled for a later date.

Unfinished Business

A sidewalk repair committee has been formed, and they are currently exploring various options for repair and maintenance.

New Business

On motion by Gene D'Iorio, seconded by Ray Smith, with all in favor, the Board voted to direct the Property Manager to send a letter to Linkside Village property owners requesting those with lawn problems to provide copies of their water bills for the past year and validation of a correct irrigation system. Those properties will then be evaluated according to the attached matrix. SSMG is to determine the shared responsibility between the vendor and the property owner. SSMG may utilize up to \$6,000.00 in Working Capital, to be used in conjunction with the vendor and the property owner to address areas where responsibility cannot be definitely determined. This methodology will be implemented in Linkside as the prototype, and then evaluated for use in all PLM Villages.

There was conversation regarding the ADC guidelines, with specific inquiry related to fences. There was also discussion regarding post installation approvals that may be in conflict with guidelines and the potential liability for the Association.

Adjournment

The meeting was adjourned at 2:44 p.m.

Audience Comments

There was discussion regarding ADC staff, and the Grand Haven Master Association Mission Statement.

Mr. Charles Mayes and Mr. Joe Gossett, of Edging Success addressed audience comments and concerns related to PLM issues.



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