

Grand Haven Master Association, Inc.
Board of Directors Meeting
October 22, 2010

Call to Order

The meeting was called to order at 9:00 a.m.

Roll Call – Establish Quorum

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

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 August 20th 2010 meeting minutes as written.

Committee Reports

Community Manager – SSMG

Mr. Railsback reported that three PLM properties have requested sod replacement in October, and the other properties elected to wait until March. There are 44 properties in the yellow track, and 70 total that need sod. Crossings pool furniture has been ordered and should arrive in two to three weeks. Corey submitted a bid of \$500.00 for mulching and planting spartina grass in areas surrounding the pool.

Finance Report – Judy Hackstaff

Mrs. Hackstaff communicated that the Association finances are in order.

Communications - Ray Smith

Mr. Smith reported that the next edition of The Oak Tree will be published next week. There was discussion in regarding a replacement writer for the newsletter once Mr. Smith's term has ended.

Action Item List Review - SSMG

Mr. Railsback reported that the City of Palm Coast is going to take responsibility for maintaining North Park Estates right-of-ways, signage, streets, lights, and pond maintenance.

Crossings pool signage will be up shortly.

Remedies for 1 Village View Drive have been tabled to allow for more time and consideration.

Unfinished Business

There was discussion regarding the ability of the D&O insurance policy to protect/defend ADC and Board members from decisions made the ADC Committee they may be in conflict with ADC Guidelines. The Board would like there to be a discussion with the ADC Committee regarding this issue.

New Business

There was discussion regarding a Southern States Management Group contract proposal. The proposal included an adjustment to the fee for Administrative Support Services, but no change to the other management fees. All fees would then remain level for the proposed three year term.

There was also discussion regarding the proposed 2011 GHMA budget.

ON MOTION BY Kendra O'Connor, seconded by Judy Hackstaff, with Gene D'Iorio abstaining, and Ray Smith and Roy Search opposed, the GHMA voted on the issue of accepting the proposed 2011 GHMA budget as written. The issue was tabled due to lack of majority rule.

There was a discussion regarding the term of the SSMG contract proposal and historical bid activity.

ON MOTION BY Judy Hackstaff, seconded by Kendra O'Connor a motion was made to accept the 2011 GHMA budget as proposed, but not accept the SSMG proposed contract term beyond the 2011 expiration date. Motion passed with Mrs. O'Connor, Ms. Hackstaff, Mr. D'Iorio and Mr. Search in favor, and Mr. Smith opposed.

There was discussion regarding the proposed 2011 PLM budget.

ON MOTION BY Kendra O'Connor, seconded by Gene D'Iorio, with all in favor, the Board voted to accept the 2011 PLM budget as written.

There was discussion regarding the proposed 2011 Crossings budget.

ON MOTION BY Kendra O'Connor, seconded by Judy Hackstaff, with all in favor, the Board voted to accept the 2011 Crossings budget as written.

There was discussion regarding the proposed 2011 River Club budget.

ON MOTION BY Kendra O'Connor, seconded by Judy Hackstaff, with all in favor, the Board voted to accept the 2011 River Club budget as written.

Adjournment

The meeting was adjourned at 10:20a.m.

Audience Comments

N/A