

# ***Grand Haven Master Association, Inc.***

Post Office Box 354785 | Palm Coast, Florida 32135

[www.grandhavenmhoa.com](http://www.grandhavenmhoa.com)

## **BOD Meeting June 17, 2011**

### **Audience Comments- Regarding Agenda Items Only**

An audience member suggested that comments be accepted from the audience after each Agenda Item is presented. Mrs. Hackstaff suggested a three minute time limit for these audience comments.

### **Call to Order**

The meeting was called to order at 2:05 p.m.

### **Roll Call—Establish a Quorum**

**Members Present:** Judy Hackstaff, Patty Stauffer, Dr. Robert Carlton, Gerald Kagan,

**Members Absent:** Gene D'Iorio

**Others Present:** Troy Railsback – Southern States Management Group

A quorum was established.

Members' sign-in sheet located in Association Meeting File

### **Approval of Minutes**

The Board of Directors approved the meeting minutes from the April 22, 2011 Board of Directors meeting.

### **Committee Reports-**

#### **Community Manager**

A PLM Pre-Bid Conference was held. All bids are due July 11, 2011.

Riverview Condominium site has changed ownership. Mr. Railsback recommended the Board have an attorney review the records of sale, and prior lien filed to determine the amount Grand Haven Master Association is owed. The Board agreed and instructed to have Taylor and Carls communicate appropriately with the new owners regarding amounts owned based on the type of deed transfer.

### **Finance Report- Mr. Jerry Kagan**

Mr. Kagan indicated he did not have any outstanding issues/items needing clarification.

### **Action Item List Review-SSMG**

The Board has directed SSMG to obtain a legal opinion regarding an increase of PLM Village Assessments. A village specific PLM Matrix was mailed to each PLM participant, along with a survey. Mr. Railsback provided the Board with a legal opinion from Taylor & Carlos regarding limiting CDD amenity usage, gate access, ADC approvals, and leasing ability for those who are not current with their assessments. A golf course enforcement tour will be done soon.

### **Unfinished Business**

#### **Street Tree Requirements and Other ADC Issues- Mr. Jerry Kagan**

An amendment is in the process of being written to provide for adjustments in the Wild Oaks street tree requirements. There was discussion regarding ADC approval for lawn ornaments, and changes in paint color.



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## **Newsletter- Mrs. Patty Stauffer/Mrs. Judy Hackstaff**

The next edition of the Oak Tree will be available in September, 2011.

## **RFP and Contract Updates- Mrs. Judy Hackstaff**

Mrs. Hackstaff has received 35-40 email comments from PLM residents regarding the existing PLM service. There are currently 13 different contractors who have submitted bids. The Board discussed the advantages/disadvantages of hiring more than one contractor to perform PLM duties.

There was discussion regarding the Community Management contract Southern States Management Group and the proposed extension all services currently contracted and at the existing fee amounts.

**On Motion by Judy Hackstaff, seconded by Dr. Carlton, with all in favor, the Board approved a three year extension to the current contract with Southern States Management Group, Inc. for their Community Management services.**

## **Legal Opinion Status- gate access, etc.- SSMG**

Mr. Railsback is working with an Attorney to determine what consequences are available to the Association for those residents with covenant violations and/or unpaid fines/assessments. There was additional discussion regarding the Unimproved Lot Maintenance Program.

## **Problematic Properties- Dr. Robert Carlton**

The Board discussed and identified several types of problematic properties including; unimproved, leased, abandoned, foreclosed, and those with reoccurring compliance issues. Further discussion included various options available to appropriately address such properties.

**On Motion by Judy Hackstaff, seconded by Jerry Kagan, with all in favor, the Board voted to execute the recommendations provided to the Board by the Problematic Properties Committee.**

## **Meeting with CDD regarding lease & resident files- Mrs. Judy Hackstaff/SSMG.**

There was discussion regarding the collaborative efforts and sharing of information between the CDD Board and Staff with the GHMA Board and SSMG.

## **New Business**

### **Garage/ Estate Sales**

There was discussion regarding the CC& R's and how they pertain to this type of activity.

**On Motion by Dr. Robert Carlton, seconded by Jerry Kagan, with all in favor, the Board voted to implement the rule prohibiting garage/estate sales in all Villages where the CC&Rs are silent reading garage/estate sales, with the rule incorporating the requirements of Villages where the CC& R's address these types of sales.**

## **Welcome Letters**

There was discussion regarding Village specific welcome letters for new Grand Haven residents. It was suggested that the current welcome letter be revised to include details regarding the CC&R's, irrigation recommendations, trash collection, amenities usage, obtaining ID cards, and website information.

## **Adjournment**

**The meeting was adjourned at 3:58p.m.**



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