

Grand Haven Master Association, Inc.

Post Office Box 354785 | Palm Coast, Florida 32135

www.grandhavenmhoa.com

BOD Meeting Minutes March 25, 2011

Call to Order

The meeting was called to order at 2:00 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 March 4, 2011.

Committee Reports-

Community Manager

Mr. Railsback reported that Riverview Condo, Phase 2, foreclosed last week. Upon receipt of title, the Board will determine the future course of action.

Finance Report- SSMG

Due to Mr. D'Iorio's absence, Mr. Railsback will be reviewing the finance report with Mr. D'Iorio next week. There was discussion regarding unpaid assessments.

Communications- Mrs. Judy Hackstaff

The next issue of the GHMA newsletter will be delayed until the storm water issue is resolved in order to provide details of the project. Mr. Railsback discussed the plan to obtain property specific e-mail addresses which will allow for Grand Haven residents to receive information that is village/street specific.

Action Item Review List- SSMG

The Lease Information Sheet will be reviewed and edited by the Board as a New Business item. Fined/Foreclosure/ Leased Property will also be addressed as a New Business item. Mr. Railsback worked with the City and the ADC to discuss street tree issues.

Unfinished Business

PLM/Sod replacement- SSMG

Funds have been collected from those PLM properties receiving sod. These properties are currently undergoing the preparation process, and sod replacement is scheduled to begin April 4th.

Storm water Fees/ Credit on Utility Bills- Mrs. Judy Hackstaff

Mrs. Hackstaff reported on her correspondence with the City of Palm Coast regarding refunding/crediting Utility account for Grand Haven property owners.

Current Contracts and RFP Process- Mrs. Judy Hackstaff

Mr. Railsback responded to questions regarding the bidding process for contracts, and the RFP process. The Board will be reviewing the management contract to see if any adjustments should be made. The Board will be working to put together PLM contract bid packets.



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Status of fence approval provisions in ADC guidelines for lots that back up to Waterfront Park Road
Pending ADC submittal, the ADC will review/approve submittals for fencing for those homes abutting Waterfront Park Road with the intent to be consistent with the previously approved fencing.

Newsletter- Ms. Judy Hackstaff

The next edition of The Oak Tree is being pushed back to allow for a more informative newsletter. The Board decided to delay the newsletter so that they may include information that is pertinent to activities currently underway within the community.

Street Tree Requirements/ADC & City Guidelines- Mr. Gerald Kagan

Mr. Kagan researched street trees and informed the Board that these 3 species would cause the least damage to streets and sidewalks: Holly Tree, Crepe Myrtle, and River Birch. There was discussion among Board members as to the most appropriate street trees for Grand Haven, and the ADC approval process.

On Motion by Gerald Kagan, seconded by Patty Stauffer, with all in favor, the Board voted to allow the ADC to approve these alternative street trees: Holly trees, Crepe Myrtles, and River Birch trees.

New Business

Pond Outflow Project and easement planting- Ms. Judy Hackstaff

The Board discussed the process for removing and replanting trees/plants in the easement.

On Motion by Dr. Robert Carlton, seconded by Gerald Kagan, with all in favor the Board voted to allow homeowners to move, remove, or transplant trees and plants that are currently in the easement, to areas outside the easement. Retroactive ADC approval is required for housekeeping purposes.

Partnering with CDD- Gate Access, Leased Properties- Dr. Robert Carlton

There was discussion regarding partnering with the CDD to monitor leased properties. The goal is to work with the CDD to determine valid leases on file. Those without a valid lease could potentially have their gate access card turned off. Proof of a valid lease would be necessary for gate access card reactivation. The Board debated several other options for the best way to approach gate access and leases.

Adjournment

The meeting was adjourned at 3:45 p.m.



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