

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

Post Office Box 354785 | Palm Coast, Florida 32135

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

Dr. Robert Carlton, President  
Mr. Murray Salkovitz, Vice President  
Mr. Gerald Kagan, Treasurer

Mrs. Terri Langan, Director  
Mr. Vic Natiello, Director  
Mr. Troy Railsback, Secretary, Ex-officio

## **Board of Directors Meeting – December 20, 2013**

### **Call to Order**

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

### **Roll Call—Establish a Quorum**

**Members Present:** Dr. Robert Carlton, Mrs. Langan, Mr. Kagan, Mr. Natiello & Mr. Salkovitz

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

A quorum was established.

Members' sign-in sheet located in Association Meeting File

### **Pledge of Allegiance**

### **Approval of Minutes**

**On Motion By Mrs. Langan, seconded by Dr. Carlton, with all in favor, the Board approved the Meeting Minutes from the November 22, 2013 Board of Directors Meeting.**

### **Committee Reports**

#### **Community Manager – Mr. Railsback (SSMG)**

Mr. Railsback reported that the Board is preparing for the Annual Meeting, and that there has been a change in the Florida State Statute which now does not require a ballot count when there are more open seats than candidates. There was discussion pertaining to liaison positions.

Mr. Natiello mentioned that there has been a change in the yard waste pick-up day.

**On Motion By Mr. Natiello, seconded by Mr. Salkovitz, with all in favor, the Board voted to send an e-mail notifying residents of the yard waste pick-up day change.**

### **Finance report – Mr. Kagan**

Mr. Kagan inquired as to two large expenses on the budget. There was discussion regarding combining accounts.

### **Communications/Oak Tree Liaison – Mrs. Langan**

Mrs. Langan informed Board members that Mrs. Stauffer has resigned from her duties associated with the Oak Tree. Mrs. Langan mentioned that there were two possible candidates to take over the duties associated with the publication. Board members discussed reducing the task in order to attract more candidates. The Neighbor to Neighbor program noted that 25% on the new residents they have welcomed are renters. Mr. Natiello suggested offering old phone books to residents who are without one.



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**Problematic Properties – Dr. Carlton**

Dr. Carlton reported that roughly \$7,500 has been collected this period, and \$56,000 has been collected year to date.

**Architectural Design Committee (ADC) Liaison – Mr. Natiello**

Mr. Natiello reported that the ADC luncheon will be held in January. He mentioned that there was a deviation in the New Build Committee, which was noted in the system. The ADC Workshops will be postponed a minimum of three to six months.

Dr. Davidson mentioned new binders are being produced for new residents.

**Private Lawn Maintenance (PLM) Liaison – Mr. Kagan**

Mr. Kagan discussed the condition of the Palatka Hollies.

**C. C. & R. Compliance Liaison – Mr. Salkovitz**

Mr. Railsback responded to questions regarding fine revisions and notices of non-compliance.

**Fine Committee Liaison – Mr. Railsback (SSMG)**

Mr. Railsback reported that there was not a Fine Committee meeting in October, as there were no properties in need of review. There was a Fine Committee Meeting held in November and those results will be reported at the December meeting.

**Community Development District (CDD) Liaison – Dr. Carlton**

Dr. Carlton reported that the CDD will begin refurbishing the pier adjacent to the clubhouse soon. The CDD is in the process of obtaining bids for a new sound system, and refining the amenity rules policies and fees. There was discussion regarding proposed landscape enhancements for Chinier Street and Front Street.

Dr. Davidson noted that the walking path in Wild Oaks was never permitted by SJWMD and was illegally constructed on a conservation zone. The current land owners will grade it out and let natural regrowth occur.

**Action Item Review List – Mr. Railsback (SSMG)**

N/A

**Unfinished Business****Crossings Palatka Holly Tree Issue (Mr. Kagan)**

Board members discussed Mrs. Leister's recommendation to remove Palatka Hollies. The Board directed Mr. Railsback to obtain bids for tree removal from three vendors.

**On Motion By Mr. Kagan, seconded by Mr. Natiello, with all in favor, the Board voted to seek bids for replacement for twenty two trees in the Crossings and pay for that work from the general fund.**



## **71 Southlake Drive – (Mr. Railsback/SSMG)**

### **Update**

Mr. Railsback reported that an Asset Management Company changed the locks and put a pad lock on the door. Mr. Railsback responded by sending an e-mail to the Asset Management Company stating that they have trespassed on Association property. Board members discussed the potential timing for refurbishment.

**On Motion By Dr. Carlton, seconded by Mr. Natiello, with all in favor, the Board voted to rekey the locks, and sent a certified letter to the Asset Management Company informing them of the Association's actions.**

### **Proposed Rent**

Mr. Railsback reported that because the locks were changed, he was unable to enter the property with a rental agent. The rental agent estimated that rent should start at \$1500.00 per month.

### **Insurance Options**

Board members discussed insurance options and decided that property and liability insurance were necessary. Mr. Railsback recommended that the Board develop a relationship with one insurance agent to minimize incidents of lack of coverage.

**On Motion By Mr. Kagan, seconded by Mrs. Langan, with all in favor, and Mr. Salkovitz absent from this vote, the Board voted to hire Brown & Brown as the insurance agent for 71 Southlake Drive.**

### **New Business**

#### **Proposal regarding Delinquent Account Balance – Dr. Carlton**

Dr. Carlton updated Board members regarding an owner proposal. Mr. Salkovitz and Dr. Carlton added to the proposal that legal fees and assessments have to be adjusted as of today, all future assessments must be paid on time, and the total delinquent balance must be paid in full by December 31<sup>st</sup>, 2014.

**On Motion By Mr. Natiello, seconded by Mrs. Langan, with all in favor, the Board voted to accept the proposal as amended by Mr. Salkovitz and Dr. Carlton.**

#### **Insurance Renewals – Overview & Discussion – (Mr. Railsback/SSMG)**

Discussed in an earlier section.

#### **PLM Follow-Up Survey Prior to Contract Renewals**

Dr. Carlton proposed doing another survey with PLM residents prior to renewing PLM contracts. Board members decided that the GHMA will mail another survey in August. Mr. Natiello suggested moving the February meeting to a later date. Dr. Carlton suggested that meeting schedule remain unchanged.

### **Adjournment**

**On Motion by Mr. Natiello, the meeting was adjourned at 3:44 p.m.**



### **Audience Comments**

Mr. Noble asked the Board a question regarding an invoice he sent in with his survey. A resident asked a question regarding the status of 5 Hidden Lake Way. Mr. Alfin thanked the members of the Board for their service.

