

Grand Haven Master Association, Inc.

Post Office Box 354785 | Palm Coast, Florida 32135

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 – July 18, 2014

Call to Order

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

Roll Call—Establish a Quorum

Members Present: Dr. Robert Carlton, Mrs. Terri Langan, Mr. Vic Natiello, Mr. Murray Salkovitz & Mr. Jerry Kagan

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 Mr. Natiello, seconded by Mr. Salkovitz, with all in favor, the Board Approved the Meeting Minutes of the Board of Directors of the June 20, 2104.

Committee Reports

Community Manager – Mr. Railsback (SSMG)

Mr. Railsback corresponded to the Board Members that the VMS software welcome letter for property owner login credentials was mailed out to every property owner. Mr. Railsback anticipates that an article in fall 2014 Oak Tree regarding the VMS login would be timely and beneficial. The next items discussed were about the two problematic properties. One of the properties has a dead tree that SSMG received a quote for the removal of \$225.00. SSMG will notify the property owner about their options for the removal of the dead tree. Mr. Natiello asked if the property will meet the tree count requirement.

On Motion By Mr. Natiello, seconded by Mrs. Langan, with all in favor, the Board approved to not have the price of the tree removal exceed \$250.00 and to verify the tree count.

The second property is a rental and is not in compliance with the CC&Rs. The property owner was mailed a letter about the non-compliance items. SSMG received a quote of \$575.00 for the cleanup of the property.

On Motion By Mr. Natiello, seconded by Mr. Salkovitz, with all in favor, the Board approved the cleanup of the property.

Finance report – Mr. Kagan

Mr. Kagan reported that the GHMA is on budget.



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Communications/Oak Tree Liaison – Mrs. Langan

Mrs. Langan reported that the Oak Tree is on schedule. Mrs. Langan will be speaking with Mrs. Carlton to make sure there is a balance between communication and advertizing. The Neighbor to Neighbor Program has visited 130 properties and the percentage of renters has dropped.

Problematic Properties – Dr. Carlton

Dr. Carlton reported on the summary of the collection report. The first payment from the mediation was received and they accept the terms of the agreement. A property owner responded regarding the status of their unimproved lot and is making arrangements for full payment of amounts due and will be signing up for the ULMP Program.

Architectural Design Committee (ADC) Liaison – Mr. Natiello

Mr. Natiello reported that one of the new ADC inspectors is now fully approved. The second inspector will be approved by the end of July. Mr. Natiello discussed the comments that were brought up after the NC ADC Meeting about more committee members, elevation and landscape issues. Mr. Natiello would like the Board to consider reviewing the standards about landscape plans for new builds. Dr. Carlton stated that he spoke with Mr. Cullis and the NC ADC Committee will remain at five members.

Private Lawn Maintenance (PLM) Liaison – Mr. Kagan

Mr. Kagan reported that the PLM surveys were mailed out with a response date of July 31, 2014. The PLM contractors will be submitting their bids by July 25, 2014. Mr. Kagan indicated he will be speaking to some property owners in the PLM Villages for feedback.

CC & R Compliance Liaison – Mr. Salkovitz

Mr. Salkovitz stated that he had nothing to report.

Fine Committee Liaison – Mr. Railsback (SSMG)

Mr. Railsback provided a report regarding the June 2014 Fine Committee results. Mr. Railsback reported that the Fine Committee Meeting on August 20th will include Wild Oaks Phase 1 Commencement to Construction non-compliance.

Community Development District (CDD) Liaison – Dr. Carlton

Dr. Carlton reported the CDD is working on the parameters and scheduling for the political rally and the CDD candidates. Mr. Cullis is withdrawing his request to the city to build by the ninth hole; Track K. Mr. Cullis and the CDD are in negotiation about Track K.

Action Item Review List – Mr. Railsback (SSMG)

The link to the SSMG website will be added on the left side of GHMA website. Information was updated for the Crossing Pool Rules and website information. A letter went out notifying the alleged property owner of the dog about the procedures regarding the approval for pets in pool area/or in the pool. The M ADC Meeting has been moved 9:30am.

Mr. Salkovitz questioned whether properties without house numbers have been sent non-compliance correspondence. Mrs. Langan would like property owners to have notification of the requirement that house numbers to be visible from the street before any violation letters go out.



The tape recording of the minutes was paused for the discussion about the Selection of Management Companies.

On Motion By Mr. Salkovitz, seconded by Mrs. Lagan with Mr. Salkovitz, Mrs. Lagan and Mr. Natiello in favor and Dr. Carlton and Mr. Kagan opposing, the Board approved to postpone the vote on the Management Company till the August 22, 2014 Board Meeting.

Unfinished Business - Dr. Carlton

1. Management Company – Discussion/Vote – Dr. Carlton

Based upon a three to two majority decision, the GHMA Board of Directors voted today to delay the scheduled selection of a management company and invite Leland Management to present prior to the GHMA Board meeting on August 22, 2014 at 12:30 P.M. The reasons cited for this procedural and timeline change were based upon the fact that Mr. Annon, the President of SSMG and Mr. Railsback, Property Manager, are members of the Board of Directors of The Trails HOA and Aegis CMS is the management company for that HOA. Therefore, it was the belief of the Board that Aegis CMS was placed in an “uncomfortable” position which negatively impacted upon their total commitment in competing for the GHMA community management company contract.

2. ADC Landscaping Consulting Fees - Update - Dr. Carlton

Dr. Carlton reported he spoke with Louise Leister about the fees for the ADC Landscape Reviews would be \$100.00 for new construction landscape submittals and \$50.00 for all subsequent major landscape modifications needing review. Those fees were discussed at the last Board Meeting. Any additional services would then be paid to Louise Leister through a third party.

3. Lake Bank Violations – Status Report - Mr. Railsback (SSMG)

Mr. Railsback reported the status of Lake Bank compliances. Two properties have notified SSMG that they will comply with installing the spartina. The other property has not responded. All of the other properties initially noticed are in compliance.

New Business- Mrs. Langan

1. GHMA Oversight of MADC - Discussion – Mrs. Langan

Mrs. Langan wanted to discuss the concept of what happens when an error is made by the MADC Committee that affects other property owners. There was a lengthy discussion about the CC&Rs and the standards and possible actions.

2. Crossing Pool Fence - Mr. Railsback (SSMG)

Mr. Railsback reported the Crossing Village pool fence is in need of repair. The Board packet included quotes to replace the fence. The Crossing pool keys will still work when the fence is replaced. The question was posed if there was a camera at the Crossing Pool, the answer was no.

On Motion by Mr. Kagan, seconded by Mrs. Lagan, with all in favor, the Board approved to approve Liberty Fencing, Inc. to replace the Crossing Pool Fence and to have a two year warranty.



Adjournment

On Motion by Mr. Salkovitz, seconded by Mr. Natiello with all in favor, the meeting was adjourned at 3:55 p.m.

Audience Comments

Pat Maloney questioned if there was enough money to pay for the replace of the Crossing Pool fence. Mr. Kagan stated there was enough money in the reserve. There was a discussion about a camera at the Crossing Pool. Dr. Davidson discussed a meeting that was attended by the Declarant and the City of Palm Coast about the unauthorized removal of trees from the pond banks on undeveloped lot, particularly in Wild Oaks area near the City drainage ditch. The next issue was about the City having interest in having spartina planted on the pond bank with a ten foot zero maintenance zone. An audience member asked why Louise Leister's fee comes out of property owner's annual assessments. Dr. Carlton stated it comes from the \$500.00 New Construction Fee that is collected from the builders at the time of application, not from the annual assessment.

