

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 Agenda

November 21, 2014

2:00 p.m.

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, Mr. Vic Natiello & Mr. Jerry Kagan

Members Not Present: Mrs. Terri Langan & Mr. Murray 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 Mr. Natiello, seconded by Mr. Kagan, with all in favor, the Board Approved the Meeting Minutes of the Board of Directors of the October 24, 2104.

On Motion by Mr. Natiello, seconded by Mr. Kagan, with all in favor, the Board Approved that an addenda of September 19, 2014 minutes reflect that the CDD attorney did not give a verbal opinion on the responsibility of the maintenance of the sidewalks.

Committee Reports

Community Manager – Mr. Railsback (SSMG)

Mr. Railsback corresponded that there was an open item in a PLM village about a deceased live oak tree. Mr. Railsback will have more information at the next Board meeting on that subject.

Coupons books were mailed out to all residents. The Oak Tree was delivered. Deadline for the candidate ballots are due back by Dec.1, 2014.

Finance report – Mr. Kagan

Mr. Kagan gave an explanation about how to read the Association's financial reports. There was a discussion about how to procedure with the refundable deposit money.

On Motion by Mr. Kagan, seconded by Mr. Natiello, with all in favor, the Board Approved to contact the Association's legal counsel to get an opinion on the procure about the refundable deposit money.



2 CAMINO DEL MAR | PALM COAST, FL 32137
PHONE: 386-446-6333 | FAX: 386-446-1830 | www.ssmgroupinc.com

Communications/Oak Tree Liaison – Mrs. Langan

Mr. Railsback provided a report from Mrs. Langan. Dr. Carlton stated the deadline for articles for The Oak Tree is January 15, 2015. There was a discussion about the Neighbor to Neighbor Program.

Problematic Properties – Dr. Carlton

Dr. Carlton reported on the summary of the collection report. There were two problematic properties that were discussed at the last Board meeting. The GHMA will be going to mediation on one of those properties. The other property is going through foreclosure.

Architectural Design Committee (ADC) Liaison – Mr. Natiello

Mr. Natiello discussed about the ADC requesting Louise Leister to re-visit a property. Mr. Natiello brought up the issue about the responsibility of the new build deposits. Mr. Natiello requested that if there is a choice given to the property owner at the ADC meeting that SSMG be provided the information for the file before the property goes out for inspection. There was a discussion about NC ADC running over into the M ADC start time.

Private Lawn Maintenance (PLM) Liaison – Mr. Kagan

Mr. Railsback reported that based on the discussion from the last Board meeting a site visit was requested for the PLM village of Heritage Oaks. Mr. Railsback and Mr. Kagan toured Heritage Oaks Village to better identify the responsibilities of the problems. The open items are being tracked and are being resolved.

CC & R Compliance Liaison – Mr. Salkovitz

Mr. Salkovitz was not present to report.

Fine Committee Liaison – Mr. Railsback (SSMG)

Mr. Railsback reported that in your packet are the results of the last Fine Committee Meeting. There was a discussion about the reasons why fines were receded. Also, discussed was the property needed a re-inspect.

Community Development District (CDD) Liaison – Mr. Natiello

Mr. Natiello reported for Barry Kloptosky that the pump house is coming along fine and the road leading in is still in process. LED street lights are being tested on Waterside Parkway. An email went out about the Brazilian peppers and vines that are being removed. Information that is being put on a society media site was discussed. The CDD is installing traffic cameras at all exit gates to capture the license plates. There was a discussion about the ATT u-verse.

Action Item Review List – Mr. Railsback (SSMG)

Mr. Railsback reported on an open item that was about the PLM Survey Results regarding large tree trimming. The other item was the Daytona Beach News Journal complimentary offer automatically shuts off at end of the offer term on (December 31, 2015), unless requested by the subscriber.

Unfinished Business - Dr. Carlton

1. Management Services Contract – Review- Dr. Carlton

Dr. Carlton discussed that the management contract was reviewed by Association's legal counsel. Dr. Carlton recommended that the Board approve the signing of the management contract.



On Motion by Dr. Carlton, seconded by Mr. Kagan, with all in favor, the Board Approved the signing of the management contract.

2. CC&R Violation Process – Discussion Process- Dr. Carlton

- a. Equity Of Compliance Process
- b. Statute Of Limitations – Age of Violation
- c. Intensity of Enforcement Efforts
- d. Timeline for Responding to Residents

Dr. Carlton requested in put about the above items. There was lengthy discussion from the Board members and audience members. Dr. Carlton requested that the above items be put on the agenda for the next Board meeting so that all the Board members can be present.

3. Satellite Dish Placement - Discussion- Dr. Carlton

- a. Current Installed
- b. Future Installations

Dr. Carlton requested in put the above items. Dr. Carlton requested that the above items be put on the agenda for the next Board meeting so that all the Board members can be present.

4. Eblast – Solicitation Policy/U-verse

Dr. Carlton stated there is no reason for an eblast on this subject.

New Business

1. Holiday Luncheon- Mr. Natiello

Mr. Natiello purposed that the holiday luncheon be held. Invited to the luncheon would be Mr. Railsback, Mrs. Logan, ADC Inspectors, Fine Committee Members and the all ADC Committee Members.

- a. Attendance
- b. Luncheon
- c. Date

On Motion by Mr. Natiello, seconded by Dr. Carlton with all in favor, the Board approved the holiday luncheon.

On Motion by Mr. Natiello, seconded by Dr. Carlton with all in favor, the meeting was adjourned at 3:47 p.m.

Audience Comments

Dave Riesman asked if the all the property owners could come to the holiday luncheon?

Mr. Gallo discussed about writing a letter to ATT and Verizon regarding service.

Mr. Mulhall asked about the opportunity for a cell tower.

