

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

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[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 Agenda**

**October 24, 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, 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 Dr. Carlton, with all in favor, the Board Approved the Meeting Minutes of the Board of Directors of the September 19, 2104.**

### **Committee Reports**

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

Mr. Railsback stated in your packet there was a correspondence from a property owner related to an ADC item. The property owner will be on the M ADC agenda for Nov. 5, 2014. Dr. Carlton read a statement from the Board regarding the ATT Universe Program and the No Solicitation Policy. The Board has not had any communication with ATT or any other entity about this matter. The No Solicitation Policy still stands in Grand Haven and the public figure ceased his door to door campaign and apologized to the Board and residents. Dr Carlton requested Mrs. Langan draft a letter related on the ATT Universe Statement to be reviewed at the next meeting. Mr. Railsback stated there is a pamphlet from Becker & Poliakoff regarding the collection process that is very informative.

#### **Finance report – Mr. Kagan**

Mr. Kagan reported that everything is fine.

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

Mrs. Langan reported The Oak Tree will be to residents in November. Mrs. Carlton is considering adding pages to provide more space for advertisers. Neighbor to Neighbor Program is working well and has visited 159 residents, 21 pending with a total 180. There is a need for more volunteers for the program.



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### **Problematic Properties – Dr. Carlton**

Dr. Carlton reported on the summary of the collection report. The two problematic properties that were discussed at the last Board meeting are still open items.

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

Mr. Natiello discussed the visit with the Declarant about the changing of the NC ADC Standards through a policy changes. The second topic that was discussed was about paint chips for exterior color selection. The final issue was Mr. Natiello requested that Mr. Railsback personally inspect a particular property instead of having the original inspector revisit the property.

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

Mr. Kagan reported that the PLM is fine.

### **CC & R Compliance Liaison – Mr. Salkovitz**

Mr. Salkovitz reported that there was nothing to discuss at this time.

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

Mr. Railsback provided the results of the last two Fine Committee Meetings.

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

Dr. Carlton reported that the CDD is moving ahead with the additional parking at Creekside Amenities Center and the Village Center. The Front Street walkway paving project has been completed, except for some landscaping. The refinishing of the Croquet Court will be postponed till September. Guidelines are being developed for the Croquet Courts.

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

Mr. Railsback reported the Board packet included the setting up for the GHMA 2015 Annual Meeting for January 15, 2105. The next item discussed was about the awarding of the PLM Vendors for each village also, included will be the PLM Survey Results regarding large tree trimming. The correspondence will be mailed to PLM residence after the newsletter. The Board election notices will be mailed out the beginning of November and due back by December 1, 2014. The GHMA Annual Assessment coupons will be delivered no later than December 1<sup>st</sup>.

### **Unfinished Business - Dr. Carlton**

#### **1. Management Services Contract – Review- Dr. Carlton**

Dr. Carlton discussed the letter informing Grand Haven residences about the ability to receive the Sunday edition of the News Journal at no charge. Dr. Carlton stated if the Board approves, the final version of the management contract will be reviewed by legal counsel.

**On Motion by Dr. Carlton, seconded by Mrs. Langan, with all in favor, the Board Approved the final revision of the management contract and for it to be reviewed by legal counsel.**

#### **2. Proposed 2015 Budget – Discussion/Approval - Mr. Railsback (SSMG)**

Mr. Railsback reported that the packets included the proposed 2015 Budget(s) that was mailed to all Grand Haven residences.



**On Motion by Mr. Salkovitz, seconded by Mrs. Langan, with all in favor, the Board Approved the PLM and the Grand Haven Budget for 2015.**

### **New Business**

**1. Satellite Dish Placement – Discussion- Mr. Salkovitz**

Mr. Salkovitz stated that the CC&R's require Satellite Dishes must be submitted to the ADC Committee. This issue will be addressed at a later date.

**2. Heritage Oaks, PLM Concerns – Discussion- Mrs. Langan**

Mrs. Langan reported that she had been contacted by residences with concerns about the PLM Vendor. Evelyn Ring was the spoke person for Heritage Oaks Village. Dr. Carlton and Mr. Railsback spoke about identifying the lawn problems. There was a lengthy discussion from audience members about the lawn problems. There will be an evaluation process of the properties before Edging Success contract expires.

**3. 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

There was a lengthy discussion about the Satellite Dishes. Pat Maloney from the audience spoke about the satellite dishes in the Crossing. Dr. Carlton stated the following Satellite Dish Recommendations: To declare amnesty (which would waive the \$100.00 fee) for all residence with satellite dishes that are not on the front roof line and will have to submit to the ADC for approval. Satellite dishes on the front roof line will be required to relocate the dish to rear quadrant and will have to submit to the ADC for approval. The compliance letters are to be written in a cordial manner and provide a workable timeline to comply. The Board will establish a policy and guidelines for all new installation to be in compliance with CC&R's, ADC Standards and are require getting ADC approval.

**There was a Motion by Mr. Natiello to approve the Satellite Dish Recommendation as a Board Policy with amended language to include FCC regulation caveat and removed the shield from view language from the GHMA Architectural Standards. The motion dies due to a lack of a second.**

**On Motion by Mr. Salkovitz, seconded by Mrs. Langan, with all in favor, the Board Approved the Satellite Dishes Recommendation as a Board Policy.**

Dr. Carlton stated that the follow items will be on the agenda for the next Board Meeting.

- a. Equity of Compliance Process
- b. Statute of Limitations – Age of Violation
- c. Intensity of Enforcement Efforts

### **Adjournment**



On Motion by Mr. Kagan, seconded by Mr. Salkovitz with all in favor, the meeting was adjourned at 4:40 p.m.

### **Audience Comments**

Pat Maloney requested a priority list for CC&R's.

Dave Riesman wanted to thank the Board for the email blast about mold/mildew. He suggested disclosing a list of names for people that need their sidewalk repaired.

Gary Noble questioned the legality of the No Solicitation Policy, but pointed out that a resident and individual running for a CDD Supervisor seat was violating it. Mr. Noble was informed that the solicitation policy discussion was addressed in a statement at the beginning of the meeting.

