

Grand Haven Master Association, Inc.

Post Office Box 354785 | Palm Coast, Florida 32135

www.grandhavenmhoa.com

Dr. Robert Jay Carlton, President
Mr. Murray Salkovitz, Vice President
Mr. David I. Alfin, Treasurer

Mr. Jim Gallo, Director
Mr. Vic Natiello, Director
Mr. Troy Railsback, Secretary, Ex-officio

Board of Directors Meeting Agenda

November 20, 2015

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: Mr. David Alfin, Dr. Robert Jay Carlton, Mr. Murray Salkovitz, Mr. Jim Gallo & Mr. Vic Natiello

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

Audience Comments (Three minute Rule, Non Agenda Items)

Mr. Mulhall presented a proposal by Betty's Pro Services.

Mr. Kaplan spoke about issues with the Oak Trees.

President's Comments

Dr. Carlton stated he had no comments at this time.

Approval of Minutes

On Motion by Mr. Alfin, seconded by Mr. Natiello, with all in favor, the Board Approved the Revised Meeting Minutes of the Board of Directors of the October 23, 2015.

Committee Reports

Community Manager – Mr. Railsback (SSMG)

Mr. Railsback stated SSMG and the Board had their semi-annual review. Mr. Railsback discussed that SSMG focuses on all non-compliance items all year along. Mr. Railsback had a property owner in the River Club question the responsibility of the Miami Curbing. Mr. Railsback stated in your packet is a letter from a River Club property owner that incurred water damage. Mr. Railsback stated during the power washing of the River Club Units a car received water damage. Mr. Railsback stated he received a letter from a Crossings property owner about damage done while trimming the palm trees. There was a lengthy discussion on these topics.

Finance report – Mr. Alfin

Mr. Alfin reported that the Association's financials are in good standings. Mr. Railsback stated to there is approximately \$178,000.00 in liquid assets.



2 CAMINO DEL MAR | PALM COAST, FL 32137

PHONE: 386-446-6333 | FAX: 386-446-1830 | www.ssmgroupinc.com

Problematic Properties – Dr. Carlton, Mr. Salkovitz

Dr. Carlton reported that this month approximately \$3,700.00 and \$104,000.00 was collected for the year on various fines. Mr. Railsback stated he will provide the final accounting on the property at 71 Southlake Drive and 60 Riverbend Drive.

Architectural Design Committee (ADC) Liaison – Mr. Natiello

Mr. Natiello reported that the NC ADC and M ADC Committees are running well. Mr. Natiello reported that Ms. Johnston from the M ADC has completed her ride along. Mr. Natiello questioned the deadline for the submittals for the satellite dishes.

Private Lawn Maintenance (PLM) Liaison – Mr. Gallo

Mr. Gallo stated that the issues in the River Club and The Crossings have been addressed. Mr. Gallo reported that a leaf removal may be substituted for a lawn mowing, according to the weather. Mr. Gallo suggested putting information in The Oak Tree to PLM residents about checking the batteries in their irrigation system.

CC & R Compliance Liaison – Mr. Salkovitz

Mr. Salkovitz asked if a homeowner has exceeded the time frame for the satellite dish application will the homeowner then receive a non-compliance letter. Mr. Railsback stated “yes” a letter will be sent to the homeowner. Mr. Salkovitz requested a report on the number of compliances for the satellite dishes since the E-Blast.

Communications/Oak Tree Liaison – Mr. Alfin

Mr. Alfin reported that The Oak Tree has been distributed. The Neighbor to Neighbor Program summary shows that there have been 134 new residents that have moved in since February of 2015. There are 24 ambassadors in The Neighbor to Neighbor Program. Mr. Alfin will provide information to the Board on any villages that may need an ambassador. The deadline for submitting articles for The Oak Tree is January 15, 2016.

Fine Committee Liaison – Mr. Railsback (SSMG)

Mr. Railsback provided the results of the Fine Committee Meeting for the October 2015.

Community Development District (CDD) Liaison – Dr. Carlton

Dr. Carlton reported that the CDD Workshop was cancelled and rescheduled to Thursday, November 19, 2015. The resurfacing project on Sailfish Drive is still under construction. The CDD approved the resurfacing of the Village Center Spa. The purchase of the 9th Green property from the Declarant was approved. The property will be used as park and tentatively will be named “Oak Tree Park”. The CDD initially approved a Bird Watching Station across from Montague Street extending from Waterside Parkway to Flamingo Court. The CDD is still working on the vine removal within the community. Dr. Davidson stated a new signature Oak Tree will be planted in the park.

Action Item Review List – Mr. Railsback (SSMG)

Mr. Railsback stated that both action items from the prior meeting had been completed.



Unfinished Business

1. ADC Inspector Candidates – Mr. Natiello

Mr. Natiello requested permission from the Board to speak with the three full time residents that applied for the ADC inspector's position. The Board agreed for Mr. Natiello to speak to the applicants about the requirements for the ADC inspector's position. Mr. Natiello will present the information at the next Board meeting.

2. PLM Village Lake Bank Refurbishing – Mr. Gallo

Mr. Gallo stated he inspected the lake banks in Pine Harbor Village. Mr. Railsback will provide pictures and then the Board will be able to identify the areas that may need more spartina. Dr. Carlton requested that Mr. Railsback make a timeline for the scope of work needed to be done. Mr. Alfin suggested the photo of the finished lake bank would make a good article for the Oak Tree.

3. Sidewalk Repair Committee – Update - Mr. Gallo, Mr. Natiello

Mr. Gallo stated that the Committee received a proposal from Betty's Pro Service. The next step is to present the sidewalk feedback questions to legal counsel. There was a lengthy discussion on this topic.

4. Leaf Removal Program – PLM Villages – Update – Mr. Gallo

Mr. Gallo stated that he has proposals and prices from all of the PLM Vendors on leaf removal.

5. Street Trees – Clarification of Statement, Page 21 OF ADC Standards – Dr. Carlton

Dr. Carlton and the Board had a lengthy discussion on this topic. Dr. Carlton read a statement that would change some of the language in the ADC Standards. A street tree causing clearly observable damage to resident's driveways or sidewalks the ADC will evaluate all information in order to verify the damage and that such damage was the result of the root system and render a discussion in the removal of the street tree. The damage to the driveway and /or sidewalk must be repaired concurrently with the tree replacement. The replacement street tree must be the largest available and no less than 30 gallons. Mr. Natiello questioned is this an ADC change or a Board Policy? Dr. Carlton answered "Board Policy till the next ADC Revision".

New Business

1. Sidewalk Deflection – Definition/Discussion – Dr. Carlton

Dr. Carlton stated the Board needs to address the concept definition of the sidewalk deflection in terms of how is the Board is going to approach it from a compliance point of view, the repercussion in how it is done and the long term affects. There was a lengthy discussion on this topic. The Board agreed that the sidewalk deflection compliance letters is the judgment call of SSMG.



2. Holiday Luncheon – ADC Members/Inspectors & Fine Committee Members – Mr. Salkovitz

Mr. Salkovitz purposed that the holiday luncheon be held again this year. Mr. Gallo suggested contacting Robert Ross to have the luncheon in the Grand Haven Room instead of the Club House.

3. Leaf Removal – Non PLM Residential Properties – Mr. Gallo

Mr. Gallo would like to bring to the Boards attention and consideration about leaf removal in non PLM Villages. The Board stated the leaves are the homeowner's responsibility.

4. Association Owned Property @ 5 Hidden Lake Way – Discussion – Dr. Carlton

Dr. Carlton stated the Board acquired a property from a foreclosure sale. There was a lengthy discussion on this topic. Dr. Carlton asked Mr. Railsback to get a proposal from the entity he spoke with about purchasing the property.

On Motion by Dr. Carlton, seconded by Mr. Alfin, with all in favor, the Board Approved to place insurance coverage only if it is pro-rated based on cancellation and a time frame, while further investigate Ryestone.

On Motion by Mr. Alfin, seconded by Dr. Carlton, with all in favor, the Board Approved to have the property inspected by a licensed Florida Home Inspector.

Mr. Railsback will provide the Board Members a copy from the Florida Home Inspector and a copy of Ryestone's contract.

Director's Requests

Mr. Natiello reported that the cell tower has been approved but not finished with permitting. Mr. Alfin questioned if there was going to be a candidate's night? Mr. Railsback stated there is still an open window but, as of right now "No". Mr. Gallo questioned is there still open issues at 31 North Waterview Drive? Mr. Gallo discussed the possibility of online voting. Mr. Railsback stated that the Florida Statue on levying fines has changed. Mr. Natiello requested that all the Board members receive information at the same time and in timely matter.

Adjournment

On Motion by Mr. Salkovitz, seconded by Mr. Natiello, with all in favor, the meeting was adjourned at 5:27 p.m.

