

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

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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**

**October 23, 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. Jim Gallo, Mr. Vic Natiello & 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**

### **Audience Comments (Three minute Rule, Non Agenda Items)**

Ms. McKeon spoke about the unimproved lot next to her property.

Mr. Hunter questioned if there was an updates on the status of the new cell tower.

### **President's Comments**

Dr. Carlton spoke about introducing a four point action plan regarding street trees and sidewalks. Dr. Carlton reviewed two points of the action plan that were addressed at the September Board meeting. The first was the formation of a committee to develop criteria to assist the M ADC Committee in evaluating a property owner's request for removal of non street tree. The M ADC Committee will present their recommendations at today's Board Meeting. The second point was the formation of a committee to research the feasibility of developing a procedure by which the Board would assist in coordinating sidewalk repairs at the request and on the behalf of the property owners. Mr. Natiello, Mr. Gallo and Mr. Railsback will present their initial report at today's Board Meeting.

The other two points that were not discussed at the September Board Meeting are point three the formation of a committee to develop a comprehensive schedule for leaf removal within all of the PLM Villages. Further action will be determined at today's Board Meeting. The fourth point is the feasibility of developing a procedure to allow licensed and certified contractors to provide to the property owners tree trimming services, at the property owners request and cost. Further action will be determined at today's Board Meeting.



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Dr. Carlton proceeded to state the Board position statement on street trees and sidewalks.

ISSUE # 1: Ownership of residential sidewalks throughout Grand Haven.

DETERMINATION: It has been unequivocally stated by counsel for the Board that the residential sidewalks throughout our community, with minor exceptions such as Wild Oaks, are owned by the property owner and therefore all repairs and maintenance are the responsibility of the property owner. No further action by the Board is warranted.

ISSUE # 2: Replacement of street trees with an alternate size or variety at the property owner's request.

DETERMINATION: Permission to replace street trees is a question directly related to architectural control and therefore any request regarding this issue needs to be directed to the MADC via the appropriate application process. No further action by the Board is warranted. It should also be noted that the removal of any street tree without MADC approval will result in further Board action.

ISSUE # 3: Questions relating to information contained on residential plats and the accompanying responsibilities and obligations regarding that information.

DETERMINATION: The information provided by the property owner and reviewed by counsel, lacked validity and was determined not to be factually or legally accurate. No further action by the Board is warranted.

ISSUE # 4: Does State Law, Chapter 720, allow a property owner an exemption from following the governing documents, if the potential for property damage may occur as a result.

DETERMINATION: This issue was reviewed by counsel who offered the opinion that Chapter 720 does not state nor imply the above. No further action by the Board is warranted.

An inordinate amount of time has been spent in previously addressing the above issues. They have been thoroughly researched, reviewed and discussed. Further repetition would be both unproductive and disruptive to Board proceedings.

### **Approval of Minutes**

**On Motion by Mr. Salkovitz, seconded by Mr. Gallo, with all in favor, the Board Approved the Meeting Minutes of the Board of Directors of the September 18, 2015 with the correction of Mr. Railsback spoke on behalf of Mr. Alfin.**

### **Committee Reports**

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

Mr. Railsback provided a packet that had correspondences from a lawyer on behalf of a homeowner. That built their home in the middle of two platted lots and questioned the charge of two annual assessments. There was a lengthy discussion on this topic.

**On Motion by Mr. Gallo, seconded by Mr. Salkovitz, with Mr. Alfin voting against, and with all the other Board members voting in favor the Board approved to reject the request of the homeowner to pay only one assessment.**

Mr. Railsback stated in you packet is correspondence from a lawyer on behalf of a Grand Haven resident in regards to a trip and fall incident. There was a lengthy discussion on this topic.

Mr. Railsback stated that the River Club Village is being pressure washed this week.



**Finance report – Mr. Alfin**

Mr. Alfin requested clarification from Mr. Railsback on the column headings of the proposed budget report.

**Problematic Properties –Mr. Salkovitz**

Mr. Salkovitz reported that this month a little under \$7,000.00 and little over \$100,000.00 was collected for the year on varies fines. Mr. Salkovitz announced that GHMA purchased a foreclosure property in Hidden Lake Village. Mr. Salkovitz announced that the lot on Riverbend Drive that GHMA owned went to settlement and presented a check to the GHMA.

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

Mr. Natiello stated that he received the resignation of an ADC inspector. Mr. Natiello recommended that an E-Blast go out announcing the opening of the ADC inspector's position. Mr. Natiello spoke about the information that was discussed at the NC ADC meeting about fences in Creekside Village that abut Waterfront Park Road.

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

Mr. Gallo stated from last month inspections that the growing season is slowing down. Mr. Gallo and Mr. Railsback met with all three PLM vendors to establish what their policy will be on leaf removal. There was a lengthy discussion on this topic. Mr. Gallo stated that Valley Crest will be installing pine straw to the lake banks in Pine Harbor Village.

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

Mr. Salkovitz spoke with Mr. Railsback about the quarterly inspection report which included yard waste and inappropriate for sale signs.

**Communications/Oak Tree Liaison – Mr. Alfin**

Mr. Alfin stated the Oak Tree is doing well. Mr. Alfin stated more articles written by residents are requested. The Neighbor to Neighbor Program packets are ready to be delivered to the ambassadors.

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

Mr. Railsback will provide the results of the Fine Committee Meeting for October 2015 in the next month Board packets.

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

Dr. Carlton reported the CDD is working on a couple of different projects. The CDD is researching a project to investigate a growth retardant product that will be used on a limited scale on the CDD street trees. There was a motion at the CDD meeting to develop a usage plan for the 9<sup>th</sup> green property, which is the property that Mr. Cullis presently owns. The CDD is in negotiations with Mr. Cullis about purchasing the property. The resurfacing project on Sailfish Drive project will be starting soon. The Grand Haven Room is almost finished with the renovations.

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

Mr. Railsback reported that the audio link was added to the GHMA website on the tree symposium.



## **Unfinished Business**

### **1. Proposed 2016 Budget – Discussion/Approval – Mr. Railsback (SSMG)**

Mr. Railsback stated that in your packet included all 4 proposed budgets. Residents received the proposed budgets that were appropriate for their property.

**On Motion by Mr. Alfin, seconded by Mr. Natiello, with all in favor, the Board Approved all 4 budgets as written.**

### **2. Crossings Pool Resurfacing - Quotes & Discussion - Mr. Railsback (SSMG)**

Mr. Railsback requested a quote from 5 Pool Companies on the resurfacing of The Crossings Pool. Mr. Railsback received back 4 quotes which are in your packets. There was a lengthy discussion on this topic.

**On Motion by Mr. Natiello, seconded by Mr. Alfin, with all in favor, the Board Approved Blue Ribbon Pools the contract to resurface, deck coating and LED Lights at The Crossings Pool.**

### **3. Coordination of Sidewalks Repairs – Committee Report – Mr. Natiello**

Mr. Natiello and the committee members looked at the different ways to repair a sidewalk deflection. The committee members' next step is to find a single vendor(s) to provide these services. There was a lengthy discussion on this topic.

### **4. Criteria for the Removal of Yard Trees – Committee Report – Mr. Byrne**

Mr. Byrne, from the ADC committee provided the Board with a list of considerations for the removal of non street trees. There was a lengthy discussion on this topic.

**On Motion by Dr. Carlton, seconded by Mr. Alfin, with all in favor, the Board Approved the criteria for removal of non street trees with the following changes: #2 to delete the words “irrigation system”, #9 substitute the word “no” with the word “a” and the opening sentence to be reworded to say “In order to be considered for removal”.**

### **5. Street Trees – Clarification of Statement. Page 21 of Standards – Dr. Carlton**

Dr. Carlton read the statement to the Board for clarification. There was a lengthy discussion on this topic.

### **6. GHMA Owned Unimproved Lot – Update – Mr. Salkovitz**

Mr. Salkovitz discussed this topic earlier in the Board Meeting.

## **New Business**

### **1. PLM Village Leaf Removal Program – Dr. Carlton**

Dr. Carlton recommended that the committee develop a comprehensive schedule for leaf removal within all of the PLM Villages.

### **2. Cooperative Tree Pruning Program - Dr. Carlton**

Dr. Carlton stated that he spoke with Jason Shaw about setting up a program to prune trees for residents for \$50.00 per tree. The Board agreed to distribute an E-Blast to Grand Haven property owners advising them of the availability of the tree pruning program.



**3. Annual Meeting & Election Timelines - Mr. Railsback (SSMG)**

Mr. Railsback stated the timeline for the GHMA Board of Directors Annual Meeting and Elections Timelines. On November 2<sup>nd</sup> the 1<sup>st</sup> Notice of Annual Meeting and Election with request for candidates will be mailed. November 30<sup>th</sup> is the deadline for returning completed Candidate Information Sheets indicating an Owner's interest in running for the GHMA Board. On December 15<sup>th</sup> the Notice of the Annual Meeting and Election Materials and/or information will be mailed. On December 17<sup>th</sup> a candidates night (if warrantd ) will be held. January 14<sup>th</sup> is the deadline for return or delivery of completed Ballots and meeting date for the GHMA Annual Meeting and Election.

**4. PLM Survey Results – Report - Mr. Railsback**

Mr. Railsback reported on the PLM Survey Summary.

**Director's Requests**

Mr. Natiello questioned as to where the policy on pesticide signs might be found.

**Adjournment**

On Motion by Mr. Alfin, seconded by Mr. Salkovitz with all in favor, the meeting was adjourned at 5:35 p.m.

