

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

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[www.grandhavenmhoa.com](http://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**

**April 17, 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 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. Tobin discussed the problems and concerns about the Oak Trees.

### **Approval of Minutes**

**On Motion by Mr. Alfin, seconded by Dr. Carlton, with all in favor, the Board Approved Meeting Minutes of the Board of Directors of the March 20, 2015.**

### **Committee Reports**

#### **Community Manager - Mr. Troy Railsback (SSMG)**

Mr. Railsback received a request from an ADC inspector to be provided copies of the ADC agenda. A VMS training session will be provided to the Board and the ADC members in June. Mr. Railsback reported on the annual review of the ADC Secretary. In your packet is the compliance inspection report. There was a lengthy discussion about the compliance inspection process.

#### **Finance report - Mr. David Alfin**

Mr. Alfin stated he completed the review of the GHMA financial audit report. The report showed nothing but normal operations. Mr. Alfin stated he will be looking into the balances and the operating expenses in the reserve accounts. Mr. Hopkins, an audience member questioned the percentage of the collection of the GHMA fee.



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**Problematic Properties - Dr. Robert Jay Carlton & Mr. Murray Salkovitz**

Mr. Salkovitz stated the lot at 60 Riverbend Drive is listed for \$62,500.00. Mr. Salkovitz stated that in your report is the summary of collections for the month, which was over \$12,000.00. There is a closing at the end of April where the pay off collected will be \$3,468.00. There are five problematic properties that GHMA has sent a 45 day notice indicating a claim of lien will be filed. Dr. Carlton reported that the negotiations at the mediation on April 8, 2015 were unsuccessful.

**Architectural Design Committee (ADC) Liaison - Mr. Vic Natiello**

Mr. Natiello stated that he was on vacation and had nothing to report at this time.

**Private Lawn Maintenance (PLM) Liaison - Mr. Jim Gallo**

Mr. Gallo stated now is prime growing season and the lawn service schedule will be once a week. Mr. Gallo explained the process of the work orders for the PLM Villages. There was a lengthy discussion about leaf removal.

**CC & R Compliance Liaison - Mr. Murray Salkovitz**

Mr. Salkovitz discussed the discrepancies in the CC& R's about antennas and satellite dishes within the different villages.

**Communications/Oak Tree Liaison - Mr. David Alfin**

Mr. Alfin stated that The Oak Tree is on schedule. There was discussion about changing the advertising format. The Neighbor to Neighbor Program is running well and Mr. Alfin will be looking for more volunteers to help with the program. Dr. Carlton requested Mr. Alfin to develop a mission statement.

**Fine Committee Liaison - Mr. Troy Railsback (SSMG)**

Mr. Railsback stated there was no Fine Committee Meeting for April, as all properties complied or are in the process of complying. The first notice letter of Commencement of Construction has been mailed to Wild Oaks Phase 2 property owners that were not in compliance.

**Community Development District (CDD) Liaison - Dr. Robert Jay Carlton**

Dr. Carlton stated the CDD is almost finished working on the utility easement project. The replacement of the entry gates at the Crossing is moving ahead. A guard will be stationed at the entry gate during the construction. The resurfacing of the croquet court at Creekside is moving along well. The Petanque Courts are now open at the Village Center. The CDD is getting closer to getting the city permits for two Pickle Ball Courts at the Village Center.

**Action Item Review List - Mr. Troy Railsback (SSMG)**

Mr. Railsback stated that the information about the open house signs will be posted on the website. The set-up of the room for the Board meeting has been corrected.

**A Motion by Mr. Salkovitz, seconded by Mr. Natiello, with limited discussion, was made to send homeowners a compliance letter about the open house sign. Motion was withdrawn by Mr. Salkovitz.**



## Unfinished Business

### 1. SSMG Performance Review – Outcomes - Dr. Robert Jay Carlton

Dr. Carlton and Mr. Salkovitz ~~had a meeting~~ with Mr. Annon and Mr. Railsback on the SSMG Performance Review. Dr. Carlton outlined the items that were discussed at the meeting.

- a. SSMG would continue to do weekly inspections with a report to the Board Members.
- b. A monthly data report on CC&R's of the violations and the results.
- c. VMS training for Board and ADC Members.
- d. The update on the functioning of the ADC secretary.
- e. Assisting and developing procedure for the election of the Board officers at the January meeting, not for the election procedure.
- f. Mr. Annon will be contacting the three Board members that were not at the evaluation to discuss any topics or concerns.

### 2. ADC Standards Revision – Mr. Vic Natiello

Mr. Natiello reported that the revision of the ADC Standards is still a work in progress.

### 3. Distribution of Satellite Dish Policy – ADC Standards Revision – Dr. Robert Jay Carlton

Dr. Carlton discussed that the Board had ~~previously~~ approved both the ADC Revision ~~regarding~~ satellite dishes and currently installed antennas. Mr. Salkovitz requested ~~that~~ Mr. Natiello look into any discrepancies between the CC&R's and the policies.

## New Business

### 1. AT&T U-verse Proposal For Grand Haven – Dr. Robert Jay Carlton

Dr. Carlton discussed the estimated proposal from AT& T on the U-verse package. There was a lengthy discussion on this topic.

**On Motion by Mr. Gallo, seconded by Mr. Salkovitz, with all in favor, the Board declined the proposal from AT&T as presented in the emails.**

### 2. Oak Tree Mission Statement & Advertising Policy – Mr. David Alfin

Mr. Alfin stated he would prepare a proposed mission statement to be presented at the next Board Meeting.

## Director's Requests

## Adjournment

**On Motion by Mr. David Alfin, seconded by Mr. Vic Natiello, with all in favor, the meeting was adjourned at 3:47 P.M.**

