

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 December 18, 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, Mr. Patrick Carr-Ryestone, LLC

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. Leavitt spoke about the responsibility of the storm water curbing.

President's Comments

Dr. Carlton wished everyone a Happy Holiday and Healthy New Year.

Approval of Minutes

On Motion by Mr. Alfin, seconded by Mr. Salkovitz, with all in favor, the Board Approved the Meeting Minutes of the Board of Directors of November 20, 2015.

Committee Reports

Community Manager – Mr. Railsback (SSMG)

Mr. Railsback reported that the Board packets contained correspondence from the auditor to engage in a full audit. In your packet there is a proposal for the renewal of the contract for the present auditing company for two more years.

On Motion by Mr. Natiello, seconded by Dr. Carlton, with all in favor, the Board Approved to re-engage the auditor for another two years.

Mr. Railsback reported that the Board packets contained a letter from a property owner requesting information from the September 18, 2015 Board Minutes. Mr. Railsback reported that the number of foreclosures and abandon properties are down.



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Finance Report – Mr. Alfin

Mr. Alfin reported that the legal expenses were more than \$20,000.00. There was a discussion on coding the legal expenses that have had an opinion all ready rendered by the lawyer.

Problematic Properties – Dr. Carlton, Mr. Salkovitz

Mr. Salkovitz reported the amount collected this month was \$7,481.00 and \$111,232.00 year to date.

Architectural Design Committee (ADC) Liaison – Mr. Natiello

Mr. Natiello reported that the Board will be selecting a new inspector at today's meeting. Mr. Natiello discussed that the Exhibit #8 form is required for any refundable deposit to be processed.

Private Lawn Maintenance (PLM) Liaison – Mr. Gallo

Mr. Gallo discussed the leaf removal program. If any additional leaf removal is needed outside of the scope of the contract, the PLM vendors have provided the Board with a price point. The Village reserves could offset the cost if necessary. There was a lengthy discussion on this topic.

CC & R Compliance Liaison – Mr. Salkovitz

Mr. Salkovitz stated he had no comments at this time.

Communications/Oak Tree Liaison – Mr. Alfin

Mr. Alfin stated that the deadline for submitting articles for The Oak Tree is January 15, 2016. The Neighbor to Neighbor program summary shows 143 new property owners in the last 308 days. Mr. Alfin provided the Board with a list of the villages that still need ambassadors.

Fine Committee Liaison – Mr. Railsback (SSMG)

Mr. Railsback reported there was a December Fine Committee Meeting. The results of the December Fine Committee Meeting will be included in the January packets.

Community Development District (CDD) Liaison – Dr. Carlton

Dr. Robert Carlton stated that the final approval on the purchase of the 9th Green Hole property was confirmed at the CDD meeting. The CDD is still in search of a replacement for the signature Oak Tree. The Marlin Drive resurfacing project is moving along well and is now on to the paving phase. The CDD is ready to send the Grand Haven Community Information Guide Book to the publisher. The CDD presented an updated estimate on the cost for the resurfacing of the community roads.

Action Item Review List – Mr. Railsback (SSMG)

Mr. Railsback discussed the action items list.

1. In the future, E-Blast palm tree trimming schedule/timing for the Crossings Village.
2. Work with the vendor on the use of a bucket truck when/where appropriate for palm tree trimming the Crossings Village.
3. Mr. Railsback will provide the final accounting on previous Association Owned property at the January Board Meeting.
4. A total of 139 satellite dishes were registered as the result of the E-Blast.
5. A PLM article referencing spartina/pine straw improvements along with pictures of Pine Harbor Village results will be submitted for the next Oak Tree.
6. Mr. Railsback sent the sidewalk repairs outline/questions to legal counsel for review.



7. The luncheon for ADC Committee Members and Inspectors, as well as the Fine Committee members was held at the Village Center Café.

Unfinished Business

1. **Crossings Pool –Resurfacing Contract – Update-Mr. Railsback**

Mr. Railsback reported that the Board packets contained the information on the resurfacing for the Crossings Pool from Blue Ribbon Pools. The proposed work would begin in the first or second week in February. There was a lengthy discussion on this topic. Moonlight Mist is the color for the deck resurfacing for the Crossings Pool. Mr. Railsback will provide the Board with color samples for the bullnose and border tiles. A postcard will be sent out to all the Crossings Village residents when the work will be scheduled.

On Motion by Mr. Salkovitz, seconded by Mr. Natiello, with all in favor, the Board Approved the installation of a motion detector light at the Crossings Pool.

2. **Selection of ADC Inspector - Mr. Natiello**

Mr. Natiello stated that he met with all three candidates for the ADC inspector position. Mr. Natiello stated he feels all three candidates are qualified for the ADC inspector position.

By a unanimous ballot vote the Board selected Mr. Roger H. Ailshie to fill the vacated ADC inspector position.

Ryestone, LLC is being heard out of order, which was scheduled under New Business #2.

2. **Ryestone, LLC - Presentation - Mr. Patrick Carr**

Mr. Carr introduced himself to the Board Members and explained the letter of intent from the company named Ryestone. Mr. Natiello questioned Mr. Carr about the rental criteria. Mr. Carr provided the rental criteria to the Board and also stated that information can be written in at the Board's request. Mr. Aflin questioned the rental rates. There was a lengthy discussion on this topic.

The Board Meeting is resuming the agenda order.

3. **Sidewalk Repair Committee-Update-Mr. Gallo/Mr. Natiello**

Mr. Gallo and Mr. Natiello stated the sidewalk repair committee is ready to provide the contractor's name and information to the Board that has met the criteria. There was a lengthy discussion on this topic. The final E-Blast along with a disclaimer will be sent out about the sidewalk repair contractors.

4. **Live Tree Removal – Revision/Policy – Dr. Carlton**

Dr. Carlton stated the Live Tree Policy Statement is provided in your packet. The Live Tree Policy Statement will be a Board policy statement until the revision of ADC standards. The Live Tree Policy Statement will be posted on the website and be provided to all the ADC Committee Members.

5. **Leaf Removal Program – Update- Mr. Gallo**

Mr. Gallo spoke about the leaf removal program for the PLM Villages earlier in the Board Meeting. Mr. Hopkins questioned if acorns were going to be removed along with the leaves? Mr. Railsback stated the conversation with the PLM Vendors will be to remove anything that would impede the growth of the grass.



New Business

- 1. Consolidation & Location of Board procedures & Policies – Mr. Natiello**
Mr. Natiello suggested that a separate link for the CC&R's, rules, policies and/or newly adopted policies be in one location on the Grand Haven website.
- 2. Ryestone, LLC - Presentation - Mr. Patrick Carr-**
Ryestone, LLC was heard out of order, under Unfinished Business.
- 3. 5 Hidden Lake Way – Property Update- Mr. Railsback**
Mr. Railsback stated that the house has been secured with new locks. A three month insurance policy has been purchased.
- 4. 5 Hidden Lake Way – Ryestone Proposal- Dr. Carlton**
Dr. Carlton discussed that the next step would be to rehab and rent/sell the property or go with Ryestone proposal. There was a lengthy discussion on this topic.

On Motion by Dr. Carlton, seconded by Mr. Alfin, with all in favor, the Board Approved To contact Ryestone with a counter offer of either \$4,500 initial payment and 9 months at \$1,500.00 minimum; or 12 months at \$1,500.00 minimum.

Director's Requests.

Dr. Carlton presented Mr. Railsback, Michele Logan and Thomas Leach with a Holiday gift on behalf of the Board.

On Motion by Mr. Alfin, seconded by Mr. Natiello, with all in favor, the meeting was adjourned at 5:10 P.M.

