

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

March 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. 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)

Mr. Mulhall questioned if there were any plans to have a vacuum truck remove the leaves from the Oak Trees. Second was what is the procedure to amend a CC&R's regarding the street trees?

Mr. Cestone questioned about the cell tower.

Mrs. McKeon gave photos to the Board about her concerns with a builder and wanted to know about the spartina on the lake bank. There was a lengthy discussion on the code of conduct of Builders.

Approval of Minutes

Mr. Alfin motioned, seconded by Mr. Natiello, to approve the February 20, 2015 Meeting Minutes of as presented. On Motion by Mr. Alfin, seconded by Mr. Natiello, with all in favor, The Board approved to amend the original motion to include fixing grammatical errors on page 2. The Amended motion passed with all in favor.

Committee Reports

Community Manager – Mr. Railsback (SSMG)

Mr. Railsback stated that in your packet includes information related to each liaison.

Finance report – Mr. Alfin

Mr. Alfin stated that the Association's financials and the PLM sheets are consistent with prior months. Dr. Carlton discussed the procedure on the returning of the refundable deposits to builders and/or homeowners. Mr. Hopkins asked about how Working Capital Reserve monies from each PLM Villages are handled.

Problematic Properties – Dr. Carlton, Mr. Murray Salkovitz



2 CAMINO DEL MAR | PALM COAST, FL 32137
PHONE: 386-446-6333 | FAX: 386-446-1830 | www.ssmgroupinc.com

Dr. Carlton reported on the summary of the collection report. There are four problematic properties that GHMA will be filing liens. GHMA is currently negotiating settlement on two foreclosure properties. There is pending mediation set for April 8, 2015. Dr. Carlton would like to propose that the finance charges and late fees be negotiable at the mediation.

On Motion by Mr. Alfin, seconded by Mr. Natiello, with all in favor, the Board Approved that Dr. Robert Carlton would represent GHMA with the authority to resolve the amounts due on this property.

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

Mr. Natiello discussed the new box presentation for Exterior Color Selection. Mr. Natiello discussed information with the City about some building codes. Dr. Carlton discussed that the re-writing of the ADC Standards will incorporate information about easements. Audience member, Mr. Bob Hopkins questioned the procedure in regards to the ADC inspections.

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

Mr. Gallo stated PLM is moving along fine. Mr. Gallo stated that contractually starting April 1 the PLM services will be every week through November 30. There was a lengthy discussion about tree removal at a property in the River Club. Mr. Gallo discussed the need for maintenance on the driveways and walkways in the River Club. Dr. Carlton suggested that Mr. Gallo coordinate the research for the project.

CC & R Compliance Liaison – Mr. Salkovitz

Mr. Salkovitz stated there are no items of concern at this time.

Communications/Oak Tree Liaison – Mr. David I. Alfin

Mr. Alfin stated that The Oak Tree has become very popular for communication and with advertisers. The Neighbor to Neighbor Program has 29 new residents (15 homeowners and 14 renters) since January 19, 2015.

Fine Committee Liaison – Mr. Railsback (SSMG)

Mr. Railsback reported that in your packet are the results for February Fine Committee Meeting. There was no Fine Committee Meeting for March, as all properties complied or are in the processes of complying.

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

Dr. Robert Carlton stated the CDD is researching information about the utility easement project. The CDD is working on enforcing the fishing policy in the ponds. The CDD is exploring the possibility of expanding the Village Café to add approximately 24 more seats. The Discovery Village Project is moving ahead. The additional parking at Creekside Amenity Center is still in the permitting process with the City.

Action Item Review List – Mr. Railsback (SSMG)

Mr. Railsback reported the Board Meeting Minutes have been updated on the website. Information to help the PPC develop a recommendation in selecting a Realtor for the sale of the lot owned by the GHMA was completed. Letters were mailed to Brokers and FCAR about unauthorized open house signs in Grand Haven. There will be information related to this item placed on the website.



Unfinished Business

1. Selection of Realtor – Sale of Unimproved Lot – PPC – Mr. Murray Salkovitz

Mr. Salkovitz and Mr. Alfin research showed that Grand Haven Realty sold the most lots and that Patty Stauffer sold the majority of those lots. There was a lengthy discussion on this topic.

Mr. Salkovitz motioned, seconded by Dr. Carlton, to list the GHMA owned unimproved lot with Patty Stauffer of Grand Haven Realty at a price range of \$55,000.00 to \$60,000.00. On Motion by Mr. Natiello, seconded by Dr. Carlton, with Mr. Alfin abstaining and all other Board members in favor, the Board approved to amend the original motion to appoint Mr. Salkovitz to work with Patty Stauffer on the price and commission. The Amended motion passed with Mr. Natiello, Dr. Carlton and Mr. Salkovitz voting in favor, Mr. Gallo voting against and Mr. Alfin abstaining.

2. Cell Tower Update – Mr. Vic Natiello

Mr. Natiello discussed in length about the cell tower. The RG Company is working on the process with the county and the city.

New Business

1. Pending Legislation – Estoppel Letter – Mr. David I. Alfin

Mr. Alfin stated that realtors are lobbying that the Estoppel fees be capped.

2. MADC Committee Member Term Guidelines – Dr. Robert Jay Carlton

Dr. Carlton requested input from the Board members about should there be a term guideline for M ADC members. There was a lengthy discussion on this topic.

Director's Requests

Mr. Salkovitz suggested that the scheduled intervals of April and October for evaluation of Southern States Management Group be changed to June and December. There was a lengthy discussion on this topic. Dr. Carlton stated that the time frame for the evaluation will stay the same. Mr. Gallo stated he would like to be part of the ATT U-verse talks.

On Motion by Mr. Salkovitz, seconded by Mr. Alfin, with all in favor, the meeting was adjourned at 4:00 P.M.

