

Grand Haven Master Association, Inc.

Post Office Box 354785 | Palm Coast, Florida 32135

www.grandhavenmhoa.com

Dr. Robert Jay Carlton, President
Mr. Vic Natiello, Vice President
Mr. David I. Alfin, Treasurer

Mr. Peter Capozzi, Director
Mr. Jim Gallo, Director
Mr. Troy Railsback, Secretary, Ex-officio

Board of Directors Meeting Agenda

February 19, 2016

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. Peter Capozzi, 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)

Ms. Jones expressed her concern about the dead tree on Village Parkway near the Bluffs sign.

President's Comments

Dr. Carlton had no comments at this time.

Approval of Minutes

On Motion by Mr. Gallo, seconded by Mr. Natiello, with all in favor, the Board Approved the Meeting Minutes of the Board of Directors of the January 22, 2016.

Committee Reports

Community Manager – Mr. Railsback (SSMG)

Mr. Railsback reported that the Board packets contained the information that was requested from Mr. Torrisi at the last Board meeting to show a quarterly graph of all the non compliance violations. There was a discussion on the clarification about the timelines on violations. Mr. Railsback stated that the items of concern were the installation of new sod on a property on Deerfield Court, the driveway and the Miami Curb repairs in River Club, work starting the first week of March. The next step in the resurfacing of the Crossings Pool is the County Health Department will do an inspection. There was a concern from a PLM property owner on the trimming of the Crepe Myrtle Trees in Lakeside Village, which has been resolved with the property owner. Mr. Railsback reported that the Board packets contain a list of properties to review the non compliance violations. The Board has a new process for levying fines which was directed by Florida Statue. Mr. Railsback explained the process to the Board on the reviewing of the non-compliance list of properties.



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On Motion by Mr. Alfin, seconded by Mr. Gallo, with all in favor, the Board Approved to levy a penalty in accordance with the previously established fine matrix of \$1,000.00 on property number 1.

On Motion by Mr. Capozzi, seconded by Mr. Natiello, with all in favor, the Board Approved to levy a penalty in accordance with the previously established fine matrix of \$1,000.00 on property number 2.

On Motion by Dr. Carlton, seconded by Mr. Alfin, with all in favor, the Board Approved to levy a penalty in accordance with the previously established fining matrix of \$1,000.00 on property number 3.

The Board stated there was not going to be a review or levy of a fine on number 4 because the non compliance issue was resolved, as confirmed by Mr. Railsback.

On Motion by Mr. Natiello, seconded by Mr. Alfin, with all in favor, the Board Approved to levy a penalty in accordance with the previously established fining matrix of \$1,000.00 on property number 5.

Mr. Railsback reported that in River Club gutter extensions were done in the past to the back of the buildings. The proposal presented to the Board is for installing downspouts between the units in River Club.

On Motion by Mr. Gallo, seconded by Mr. Natiello, with all in favor, the Board Approved the installation of the additional gutter extensions in River Club.

Finance report – Mr. Alfin

Mr. Alfin reported that the financials were in good standings. Mr. Alfin and Mr. Railsback will present a treasury management snapshot for the next Board meeting.

Problematic Properties – Dr. Carlton

Dr. Carlton reported that the Board packets contained the amount collected from March 2013 to December 2014 which was \$172,810.06 and the amount collected from January 2015 to December 2015 which was \$117,508.96. The amount collected from year to date was \$3,423.00. Dr. Carlton announced the selection of Mr. Alfin to the position of Problematic Property Committee.

Architectural Design Committee (ADC) Liaison – Mr. Natiello

Mr. Natiello stated that the NC ADC and MC ADC committees are running well. Mr. Natiello requested that clean copies of the CC&R's be posted on the website.

Private Lawn Maintenance (PLM) Liaison – Mr. Gallo/ Mr. Railsback

Mr. Gallo reported that the Board packets contained the proposal from Valley Crest on the installation of additional spartina on the lake bank. Mr. Gallo then turned the discussion over to Mr. Railsback to explain the two proposed options.



On Motion by Mr. Gallo, seconded by Mr. Natiello, with all in favor, the Board Approved option “A” by Valley Crest to install additional spartina on the lake bank in Pine Harbor Village.

Mr. Gallo discussed the request from a homeowner about the leaf collection in the PLM Villages.

CC & R Compliance Liaison – Mr. Capozzi

Mr. Capozzi turned the discussion over to Mr. Gallo to speak on his concern about contractors working on Holidays. There was a lengthy discussion on the definitions of a holiday. Mr. Natiello requested data on the holidays and whether they are county, city and/or federal. Mr. Natiello requested that new lot owners falling under the 2008 GHMA Board Policy receive violation letters on Commencement to Construction when appropriate.

Communications/Oak Tree Liaison – Mr. Alfin

Mr. Alfin stated that the Oak Tree is doing well. Mr. Alfin encouraged resident to contribute article(s) for publication. Deadline for article(s) is by April 15th.

Fine Committee Liaison – Mr. Railsback (SSMG)

Mr. Railsback stated there will be a Fine Committee report in April.

Community Development District (CDD) Liaison – Dr. Carlton

Dr. Carlton reported on the water intrusion within the infrastructure at the Village Center. The CDD is now waiting on the estimate. Dr. Carlton spoke about the complaints about the traffic on Sailfish Drive. Mr. Gallo stated that the editor of the Observer told the CDD he was going to publish a paper for Grand Haven.

Action Item Review List – Mr. Railsback (SSMG)

Mr. Railsback reported that the Board packets contained the list of action items. The tree trimming in the Crossings Village will be done in April. An E-Blast will go out to all the Crossings Residents with the date. Corey Enterprise has been asked to response in writing why or when a bucket truck can't be used for tree trimming. The final accounting on the previous owned properties is included in the packet. An article was submitted to the Oak Tree for publication. The River Club driveway and storm curb issue was addressed earlier in the Board Meeting. All the new Grand Haven policies were posted to the website. Cory Enterprise is working directly with the homeowner who had damaged lights. The property on Deerfield was addressed by the Board review to go to the Fine Committee.

Unfinished Business

1. Revised Ryestone Agreement – 5 Hidden Lake Way – Dr. Carlton

Dr. Carlton reported that the Board packets contained the revised agreement for Ryestone, LLC to purchase 5 Hidden Lake Way. There was a discussion on this topic.

On Motion by Mr. Natiello, seconded by Mr. Capozzi, with all in favor, the Board Approved the agreement as written for Ryestone, LLC to purchase 5 Hidden Lake Way.



Board Approved Negotiation is being heard out of order, which was scheduled under Unfinished Business #3.

3. Board Approved Negotiation – Discussion – Dr. Carlton

Board Approved Negotiation was heard out of order, under Unfinished Business.

Dr. Carlton reported that the Board packets contained the information on the property that went to mediation without being resolved. The settlement offer from the negotiation was to replace the tree with 65 gallon Live Oak Tree, to pay the post-installation fee of \$100.00, to pay the fine and to reimburse an amount of the attorney fees.

On Motion by Mr. Capozzi, seconded by Mr. Alfin, with all in favor, the Board Approved to accept the settlement offer as outlined in the letter from the property owner.

2. Rules Regarding Association Members Speaking at Meetings – Draft from Counsel-

Dr. Carlton reported that the Board packets contained the proposal from the last Board Meeting in regards to rules governing the right to speak at the Board Meetings. Dr. Carlton requested the Board to adopt or modify the policy. There was a discussion on the proposed policy. The suggestion from the Board Members was to delete Section 3 B on page 2, to change to language to say law enforcement not police on page 3 and to delete “C and D” from Section 4 on page 3. Mr. Natiello spoke about videotaping at Board Meetings. Mr. Gallo discussed his version of this proposal. There was a lengthy discussion on this topic.

On Motion by Dr. Carlton, seconded by Mr. Capozzi, with Mr. Gallo voting against, with all the other Board members voting in favor, the Board Approved the Rules Regarding Association Members Speaking at Board Meetings with the changes that were requested.

On Motion by Mr. Natiello, seconded by Mr. Gallo, with all in favor, the Board Approved a cover letter to be added to the mailing of the resolution clarifying the motion.

New Business

1. Vine Growth on Undeveloped Residential Lots - Mr. Capozzi

Mr. Capozzi reported that the Board packets contained the information on the grape vine growth on vacant lots. There was a lengthy discussion on this topic.

2. Oak Tree Advertising and Editorial Guidelines – Mr. Alfin

Mr. Alfin reported that the Board packets contained the information from the Editor.

In 2014 advertising was limited to 25% of the publication. The in 2015 it was limited to a quarter pages or smaller to allow more advertisers. There has been a request to be able to purchase a larger size ad in the Oak Tree. There was a lengthy discussion on this topic.

Mr. Alfin read the Editorial Guidelines from the Editor. There was a lengthy discussion on this topic.

Director’s Requests

No comments at this time.

Adjournment

On Motion by Mr. Alfin, seconded by Mr. Gallo, with all in favor, the meeting was adjourned at 5:32 p.m.

