

Grand Haven Master Association, Inc.

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www.grandhavenmhoa.com

Dr. Robert Jay Carlton, President
Mr. Vic Natiello, Vice President
Mr. Jim Gallo, Treasurer

Mr. Mike Frichol, Director
Mr. Ed O'Brien, Director
Mr. Troy Railsback, Secretary, Ex-officio

Board of Directors Meeting Agenda

April 20, 2018

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: Dr. Robert Jay Carlton, Mr. Mike Frichol, Mr. Vic Natiello & Mr. Ed O'Brien

Members Not Present: Mr. Jim Gallo

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)

There were no audience comments at this time.

President's Comments

Dr. Carlton stated that he had no comments at this time.

Approval of Minutes

On Motion by Mr. Natiello, seconded by Mr. O'Brien, with all in favor, the Board Approved the Meeting Minutes of the Board of Directors of the February 16, 2018.

Committee Reports

Community Manager – Mr. Troy Railsback (SSMG)

Mr. Railsback reported that the Board packets included the summary of the compliance report for the first quarter. This will be reviewed at next month's Board meeting.

Finance report – Mr. Troy Railsback (SSMG)

Mr. Troy Railsback reported on the ongoing financial activities of the GHMA.

Problematic Properties – Dr. Robert Jay Carlton

Dr. Carlton reported on the ongoing collection and resolutions activities of the PPC. Dr. Carlton discussed the two properties that have reached a settlement agreement with Grand Haven Master Association. Dr. Carlton discussed three properties that were denied to have their fines rescinded.



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Architectural Design Committee (ADC) Liaison – Mr. Ed O'Brien

Mr. O'Brien reported on the ADC submittal activity. Mr. O'Brien suggested that the ADC inspectors have name tags as well as showing their Grand Haven ID card. The new ADC Standards have been completed. Mr. O'Brien wanted to extend his appreciation for the other members that helped with the revision of the Standards; they were Lindsay Dolamore, Leigh Jackson and Stephanie Johnson.

Private Lawn Maintenance (PLM) Liaison – Mr. Mike Frichol

Mr. Frichol reported on the PLM activities. Mr. Frichol reported that he and Mr. Railsback completed the PLM inspections this week for the month. Mr. Frichol reported that everything looks good; there were only a few areas that need a little attention. The Riverwalk Shrub replacement is moving forward. There was a delay in the tree trimming at the Crossings Village. Mr. Railsback discussed with the PLM vendors they are not to blow the leaves into the storm water drain nor the ponds/lakes. Mr. Frichol stated that a street tree needs to be replaced at the River Club. Mr. Natiello questioned if the PLM vendor was keeping track of the chemical growth retardant that was used on the trees? Mr. Railsback stated "yes" and that a re-application was just done. Mr. Railsback spoke about the process and timeline of the work orders. Mr. Frichol stated that 4 residents have turned off their irrigation so the PLM Vendor will not replace the sod on those houses.

CC & R Compliance Liaison – Mr. Vic Natiello

Mr. Natiello reported on the compliance efforts. Mr. Natiello reported that the CC& R compliance report was smaller this month than last month.

Oak Tree & Neighbor to Neighbor Liaison – Quarterly Report -Mr. Mike Frichol

Mr. Frichol stated the Oak Tree & Neighbor to Neighbor will be reported on a quarterly basis. The months of the report to the Board will be March, June, September and December. Mr. Frichol stated that The Oak Tree deadline for submittals was April 15th. The Neighbor to Neighbor Program welcomed 35 new residents to Grand Haven.

Fine Committee Liaison – Mr. Troy Railsback (SSMG)

Mr. Railsback stated that April 2018 Fine Committee Outcomes have been provided in the Board Packet for the Board's review/confirmation.

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

Dr. Carlton summarized the topics discussed at the CDD workshop and meeting. The topics that were discussed were Lake Banks, Paving of Colbert and the stucco project at the Village Center. The plans for storage space for the Village Café were approved. Hurricane reimbursements were discussed at the meeting.

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

1. Mr. Railsback reported that the replacement of the web documents are still underway in the action item review list and has not been completed yet.



Unfinished Business

1. **ADC –Standards – Discussion - Mr. Ed O’Brien**

Mr. O’Brien stated that the ADC Standards have been revised. There was a lengthy discussion about adding the color for hurricane shutters in the revision of the standards. There was a lengthy discussion about the tree credit in regards to the new construction landscape.

A Motion was made by Mr. Frichol to change the paragraph (2 X 10 Page 21) in the ADC standards to remove the 50% tree credit for new construction (NCADC) the motion did not carry due to a lack of a second.

On Motion by Mr. Natiello, seconded by Dr. Carlton, with all in favor, the Board Approved the revision of the ADC standards with the one change about the color of the Hurricane Shutters being added to the ADC Standards.

Mr. Frichol suggested that an E-Blast go out to the residents regarding a new set of ADC Standards that will be posted on the website by May 1st. Mr. O’Brien suggested that it also needs to be posted in the Oak Tree. Mr. O’Brien said he would write an article for the Oak Tree.

2. **Storm And Weather Damaged Foliage – Mr. Mike Frichol**

Mr. Frichol reported on the storm and weather damage to resident’s landscaping. There was a lengthy discussion on this topic. Although SSMG have continued inspections, citations were suspended for winter/frost damaged landscaping. Starting May 29, 2018 SSMG will reinstate the regular citation process for landscaping.

3. **Enforcement of Sidewalk Maintenance Issues – Discussion - Dr. Robert Carlton**

Dr. Carlton wanted to have a discussion with the Board members on a goal to reduce the number of sidewalk issues. Dr. Carlton suggested having a review done about the sidewalks of each village. Dr. Carlton would also like to see a list of contractors that do this work be provided to residents. There was a lengthy discussion on this topic.

New Business

1. **Selection of Board Member - Mr. Troy Railsback (SSMG)**

Mr. Railsback stated he received a candidate sheet from Mr. Brad Scott for the vacant position on the Grand Haven Board.

On Motion by Dr. Carlton, seconded by Mr. O’Brien, with all in favor, the Board Approved Mr. Brad Scott to fill the vacant Grand Haven Board position.

2. **Election of Board Treasurer- Mr. Troy Railsback (SSMG)**

Mr. Railsback passed out the voting sheets for the open Board Treasurer.

On Motion by Mr. Natiello, seconded by Mr. Frichol, with all in favor, the Board Approved Mr. Brad Scott to fill the vacant Grand Haven Board Treasurer.



3. Addition to Board's Tree Trimming Policy- Mr. Ed O'Brien

Mr. O'Brien suggested that he would like to add a Board Policy about street trees. Street trees should be able to mature naturally; balling or creative designs are not allowed. Mr. O'Brien would like to have a policy adopted about the shaping of the Live Oak Street Tree. There was a lengthy discussion on this topic.

On Motion by Mr. Natiello, seconded by Mr. Frichol, with all in favor, the Board Approved to adopt the policy that the Live Oak Street Tree are not allowed to be balled or have a creative design.

4. Non-Compliance Issues Needing Board Review

There was no non-compliance reviewed.

Director's Requests

Mr. Natiello asked if Dr. Carlton had heard back from Vista Par. Dr. Carlton stated "no" not even the return receipt mail card. Mr. Frichol reminded everyone about the upcoming Pre and Post Hurricane Information meeting on June 6th. Dr. Carlton requested that, if they wish, Board members provide him with bullet points that they would like to have included in the presentation.

Adjournment

On Motion by Mr. O'Brien, seconded by Dr. Robert Carlton, with all in favor, the meeting was adjourned at 4:02 p.m.

