

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. Jim Gallo, Treasurer

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

Board of Directors Meeting Agenda

March 23, 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)

Mr. Byrne spoke about the CC&R' S pertaining to sidewalk lifts.

President's Comments

Dr. Carlton stated in all his years as a Board member he never had to address such a personal issue.

Dr. Carlton read a eulogy in regards to the passing of Mr. Jim Gallo and conveys the Board

Members condolences to his wife, Denise Gallo.

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 standard reports.

Finance report – Mr. Troy Railsback (SSMG)

Mr. Railsback reported that the Board packets included the financial activities of the GHMA.

Problematic Properties – Dr. Robert Jay Carlton

Dr. Carlton reported on the ongoing collection and resolution activities of the PPC. Dr. Carlton

reported on the advanced collection/legal pursuit and bulk collection arrangements. Dr. Carlton

stated that there is a court ordered mediation for a foreclosure property. Dr. Carlton stated that



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SSMG sent out 13 notices of intent to record claim of liens were mailed. Dr. Carlton stated the Board denied the request to fund the clean up for an unoccupied property.

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

Mr. O’Brien reported that the ADC is moving along smoothly. Mr. O’Brien stated that the revision of the ADC standards is 95% complete and will be ready for Board review soon. Mr. O’Brien stated that the ADC committee is receiving many applications for generators. Mr. O’Brien requested of the Board to add a bullet to the approval letters to read: All property changes or additions are to be limited to the boundaries of the property.

Private Lawn Maintenance (PLM) Liaison – Mr. Thomas Leach (SSMG)

Mr. Leach reported that the PLM inspections were completed last Friday. The shrub replacement program for Riverwalk is moving forward. Mr. Leach reported that the new PLM vendor, Costa Verde is doing well in Riverwalk Village. Dr. Carlton stated that Mr. Frichol volunteered to be the new PLM Liaison.

CC & R Compliance Liaison – Mr. Vic Natiello

Mr. Natiello reported on the compliance efforts. Mr. Natiello stated that there were 60 sidewalk violations, 13 yard waste and 3 solar tubes. Mr. Natiello stated that there are still a few sidewalk lifts that need to be fixed. Mr. Natiello stated that the DOT sidewalk guidelines online that wedges and grinding is an approved repair. Mr. Natiello stated that the location of the solar tube is the important factor. Mr. O’Brien stated that there is also a height requirement. Mr. Natiello reported on the amount of trailers that were here for Bike Week. Mr. Natiello requested that the Board revisit the compliance on the self correcting violations. Dr. Carlton recommended that SSMG take care of the topic. There was a lengthy discussion on this topic. Dr. Carlton requested that the CC&R Liaison and the Problematic Properties Committee review this and bring back recommendations to the Board.

Communications/Oak Tree Liaison – Mr. Mike Frichol

Mr. Frichol reported that The Oak Tree deadline for articles is April 15th. The Oak Tree delivery will be May 15th. Mr. Frichol encouraged residents to submit an article for The Oak Tree. The Women’s Club has been in charge of the Neighbor to Neighbor Program for one year now. There were 132 new residents in 2017. Mr. Frichol requested more ambassadors for the Neighbor to Neighbor Program and stated you don’t need to be a member of the Women’s Club. Dr. Carlton suggested writing an article for The Oak Tree about Bike Week Events and the rules and regulations.

Fine Committee Liaison – Mr. Troy Railsback (SSMG)

Mr. Railsback stated that March 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 stated that there was a CDD meeting. The CDD approved additional lighting for the Crossings and the North, South and Main Gates. There was continuing discussion about the parking at the Creekside parking lot. A requested was made to the Sheriff to monitor the speeding on Waterside Parkway.



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

Mr. Railsback reported that the Board packets included the list of action items and reported on the status of each item.

Unfinished Business

1. Asset Management- Report & Discussion – Mr. Troy Railsback (SSMG)

Mr. Railsback stated that this was a project that he and Mr. Gallo were excited to present to the Board. Mr. Railsback reported that the Board packets included the funds for Master/ADC, PLM, River Club and Crossing. There was a lengthy discussion on this topic.

On Motion by Mr. O'Brien, seconded by Mr. Natiello, with all in favor, the Board Approved to adopt the allocations of funds with the limitation that was presented. The River Club Reserves will be in three CD's. One CD for \$150,000.00 for 6 months, one CD for \$150,000.00 for 12 months and one for \$90,000.00 for 18 months. The Master Reserves will be in two CD's and one Money market. One CD for \$100,000.00 for 6 months, one CD for \$100,000.00 for 12 months and the balance of the reserve money put in a Money Market account.

2. Riverview Shrub Replacement Program – Mr. Thomas Leach (SSMG)

Mr. Leach reported that he meet with Costa Verde about the 17 properties that were having the diseased Boxwood removed and replaced with 3 gallon Holly Schillings. All property owners will sign the Exhibit #4 before the MADC meeting on April 4th. Installation should begin the week of April 16th.

3. Vista Par Condominiums – Update & Discussion - Dr. Robert Jay Carlton

Dr. Carlton stated that there are many questions, concerns and complaints about Vista Par Condominiums. Dr. Carlton gave a lot of information on the company Lavaya, LLC and stated that the city taxes are and the HOA fee are paid in full. Dr. Carlton did speak to Grand Haven's attorney on this matter. There is no start date for the Condominiums. But, on a positive note Lavaya has meet with the City. Mr. Natiello suggested to Dr. Carlton to write a letter to the company to see if the can get more information. Mrs. Sweeney spoke about her view of the Condominiums. There was a lengthy discussion on this topic.

New Business

1. Crossings Pool Bathhouse Renovations – Discussion - Mr. Troy Railsback (SSMG)

Mr. Railsback reported that in your Board packets are the proposals for a roof replacement and the painting of the Crossings Pool Bathhouse. There was a lengthy discussion on this topic.

On Motion by Dr. Carlton, seconded by Mr. O'Brien, with all in favor, the Board Approved the renovations to the Crossing's pool bathhouse.



2. Florida House Bill 841 – Mr. Mike Frichol

Mr. Frichol stated the Bill 841 regarding short-term vacation rentals which is being voted on the State Representative level. There are 5 amendments that may apply to Grand Haven. Dr. Carlton stated that the bottom line is that there are no restrictions on HOA rentals. Dr. Carlton stated that the bill should be monitored to make sure Grand Haven is in compliance. **Mr. Frichol will forward the summary of 5 applicable amendments to Mr. Railsback for follow-up review and any necessary adjustments to GHMA procedures.**

3. Non-Compliance Issues Needing Board Review

Mr. O'Brien requested to look at property #5 first. After property #5 the compliance issues then start with the Property #1.

On Motion by Mr. O'Brien, seconded by Mr. Natiello, with all in favor, the Board Approved not to levy a penalty on property # 5.

On Motion by Mr. O'Brien, seconded by Mr. Frichol, with all in favor, the Board Approved to levy a penalty in accordance with the previously established fine matrix of \$50.00 on property # 1.

On Motion by Mr. Natiello, seconded by Mr. O'Brien, with all in favor, the Board Approved not to levy a penalty on property # 2.

On Motion by Mr. O'Brien, seconded by Mr. Natiello, with all in favor, the Board Approved to levy a penalty in accordance with the previously established fine matrix of \$50.00 on property # 3.

On Motion by Mr. O'Brien, seconded by Mr. Natiello, with all in favor, the Board Approved to levy a penalty in accordance with the previously established fine matrix of \$50.00 on property # 4.

On Motion by Mr. O'Brien, seconded by Dr. Carlton, with all in favor, the Board Approved to levy a penalty in accordance with the previously established fine matrix of \$50.00 on property # 6.

On Motion by Mr. Natiello, seconded by Mr. O'Brien, with all in favor, the Board Approved to levy a penalty in accordance with the previously established fine matrix of \$50.00 on property # 7.

On Motion by Mr. Frichol, seconded by Mr. O'Brien, with all in favor, the Board Approved to levy a penalty in accordance with the previously established fine matrix of \$50.00 on property # 8.

On Motion by Mr. Natiello, seconded by Mr. Frichol, with all in favor, the Board Approved to levy a penalty in accordance with the previously established fine matrix of \$50.00 on property # 9.



A Motion was made by Mr. Natiello to not levy a penalty on property # 10 did not carry due to a lack of a second.

On Motion by Dr. Carlton, seconded by Mr. O'Brien, with all in favor, the Board Approved to levy a penalty in accordance with the previously established fine matrix of \$50.00 on property # 10.

On Motion by Mr. O'Brien, seconded by Mr. Frichol, with all in favor, the Board Approved to levy a penalty in accordance with the previously established fine matrix of \$50.00 on property # 11.

Dr. Carlton stated that at the next Board meeting they will appoint a new member to fill Mr. Gallo's position and will elect a new Treasurer.

Director's Requests

There was no Director's request at this time.

Adjournment

On Motion by Mr. Natiello, seconded by Mr. O'Brien, with all in favor, the meeting was adjourned at 4:25 p.m.

