

Grand Haven Master Association, Inc.

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www.GrandHavenMHOA.com

Dr. Robert Jay Carlton, President
Mr. Vic Natiello, Vice President
Mr. Ed O'Brien, Treasurer

Mr. Mike Frichol, Director
Mrs. Denise Gallo, Director
Mr. Troy Railsback, Secretary, Ex-officio

Board of Directors Meeting Minutes

December 17, 2021

2:00 p.m.

Call to Order

The meeting was called to order by Dr. Robert Jay Carlton at 2:00 p.m.

Roll Call—Establish a Quorum

Members Present: Dr. Robert Jay Carlton, Mr. Mike Frichol, Mrs. Denise Gallo, Mr. Ed O'Brien and Mr. Vic Natiello.

Others Present: Mr. Troy Railsback & Mr. Thomas Leach – 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)

A property owner addressed the Board with concerns regarding cameras on homes and encouraged the board to consider additional ADC Standards provisions to address the viewing angle of outdoor security cameras.

President's Comments

Dr. Carlton thanked everyone for their commitment to being at the meetings and will address the Board and audience with a year in review.

Approval of Minutes

On Motion by Mr. Vic Natiello, seconded by Dr. Robert Jay Carlton, with all in favor, the Board Approved the Meeting Minutes of the November 19, 2021, Board of Directors Meeting.

Committee Reports

Community Manager – Mr. Troy Railsback (SSMG)

Mr. Railsback updated the Board with general SSMG activities and accomplishments since the last Board Meeting. Mr. Railsback reported that the Holiday Luncheon held at the Village center for members of the MADC, NCADC, Fine Committee, ADC inspectors and SSMG Grand Haven team was held and very successful again. It was very much appreciated by all those that attended. Board's commitment to acknowledging the excellent service these people provide to the Grand Haven community. Mr. Railsback also indicated the other major SSMG topics, focuses and efforts are on the Agenda and will be discussed at that time.



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Finance report – Mr. Ed O'Brien

Mr. O'Brien reviewed the year-to-date budget variances and the percentages on each category from the November 2021 financials. Mr. O'Brien reported on each operation's details and noted that each operation is tracking very close to budget at this time.

Problematic Properties – Dr. Robert Jay Carlton

Dr. Carlton reported on the ongoing collection and resolutions activities of the PPC. Dr. Carlton stated that the GHMA is down to a limited amount of PPC properties and the account balance of one property accounts for more than 50% of the total balance.

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

Mr. O'Brien reported on the activities of the recent meetings of the NCADC and MADC meetings, both being held in person at the Creekside Amenities Center. Mr. O'Brien noted the volume of submittals and outcome were representative and consistent of current trends.

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

Mr. Frichol reported on the PLM activities. Mr. Frichol discussed conditions and activity summaries with respect to Work Orders and follow-up with vendors to resolve open items. Mr. Frichol stated that the process to replace 3 of the 4-unit townhome roofs in River Club during 2022 should be started early January. Mr. Frichol also noted that the PLM Survey Performance reviews with vendors will be scheduled after holidays.

CC&R Compliance Liaison – Mr. Vic Natiello

Mr. Natiello reported on the compliance efforts. His report also provided other statistics relating to categories receiving the letters this period and noted trends in the Compliance efforts.

Oak Tree & Neighbor to Neighbor Liaison – Quarterly Report – Mrs. Denise Gallo**

Mrs. Gallo summarized the volume of new resident visits and successful outcomes of the Neighbor-to-Neighbor program over the last quarter. Mrs. Gallo also reviewed the statistics by Village and discussed trends. Oak Tree Update from Mrs. Gallo was that she is currently working on next issue to be released next quarter. Reminders for any updates related to ads has gone out. All ad positions have been filled.

Fine Committee Liaison – Mr. Troy Railsback (SSMG)

Mr. Railsback stated that the Fine Committee meeting results were provided in the Board Packet for their review.

Community Development District (CDD) Liaison – Mrs. Denise Gallo

Mrs. Gallo summarized the topics discussed at the previous months CDD meeting(s) and/or workshop(s).

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

Mr. Railsback reported that there were no open SSMG Action Items at this time.



Unfinished Business

1. **MADC – Re-Appointment Recommendations – Mr. Ed O’Brien**

Mr. O’Brien reported, and included in the Board Packets, that 6 of the 7 current MADDC Members interest to continue serving on the MADDC. Of those 6, Mr. Leigh Jackson and Mrs. Joanna Salkovitz were the only two MADDC members indicating interest in serving as the GHMA representatives on the NCADC. There was lengthy Board and Audience Member discussion regarding lengths of time MADDC members have served, along with the benefit of knowledge, experience and consistency that develops with a tenured Committee Member. The discussion also identified subject matter for review by the Board regarding the MADDC and its functioning, consistency and each individual Committee Member’s performance.

On Motion by Mr. Ed O’Brien, seconded by Mr. Vic Natiello, with all in favor, the Board Approved to reappoint the Leigh Jackson, Al Lo Monaco, Paul Moses, Edward Pakel, Podduturu Reddy and Joanna Salkovitz to serve another year term on the MADDC.

On Motion by Mr. Ed O’Brien, seconded by Mr. Mike Frichol, with all in favor, the Board Approved to reappoint Mr. Leigh Jackson and Mrs. Joanna Salkovitz to serve on the NCADC

New Business

1. **MADC Vacancy – Mr. Ed O’Brien**

Mr. O’Brien addressed that there was 1 MADDC Member that indicated they did not want to continue to serve as an MADDC Member. The Board noted that they valued her service to the GHMA and MADDC. The Board directed SSMG to send an E Blast indicating there was an open volunteer position and would like to attempt to fill the open position at the January 2022 Board Meeting.

2. **Crossings Pool Resurfacing and Furniture Replacement – Mr. Mike Frichol/SSMG**

Mr. Frichol reported that SSMG is working on obtaining bids to address these upcoming needs, however many of these vendors are extremely backlogged with work and orders at this time, and there will be a delay in getting proposals and ultimately delivering the product and/or scheduling the work. SSMG indicated that neither the pool resurfacing or furniture replacement is needing to be addressed immediately, however they will continue to work to pull together information and proposals for the Boards consideration as quickly as possible.

3. **2022 Insurance Renewal – Discussion – SSMG**

SSMG provide an email update provided by the Insurance Agent regarding the upcoming renewal. The update did not have any definitive information yet, but the formal quote will be available for the Board consideration at its January 2022 Board Meeting.

4. **Year in Review – Board Activities 2021 – Dr. Robert Jay Carlton**

Dr. Carlton provided a overview of the GHMA’s accomplishments, challenges and outcomes for 2021. The review and reminder was indicative of another busy, yet successful effort by the Board and all those involved in fulfilling the GHMA’s responsibilities.



Non-Compliance Issues Needing Board Review

There were no non-compliance issues needing Board review at this meeting.

Director's Requests

Mr. Natiello wished everyone a Merry Christmas, Happy New Year and Happy Hannukah or Holiday Cheer.

Dr. Carlton expressed his and the Board's gratitude to SSMG for their commitment to the Board and the GHMA. He reiterated their devotion in partnering in the success of the GHMA, its Board and keeping Grand Haven Grand. Dr. Carlton, on behalf of the entire Board, presented a holiday card and gift to each member of the SSMG Grand Haven Team.

Adjournment

On Motion by Mr. Vic Natiello, seconded by Mr. Ed O'Brien, with all in favor, the meeting was adjourned at 3:33 p.m.

