

Grand Haven Master Association, Inc.

785 W Granada Blvd., Suite 5 | Ormond Beach, FL 32174

www.GrandHavenMHOA.com

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

Mr. Al Petrie, Director
Mrs. Denise Gallo, Director
Mr. Troy Railsback, Secretary, Ex-officio

Board of Directors Meeting Minutes

February 16, 2024

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. Vic Natiello, Mr. Ed O'Brien, Mrs. Denise Gallo and Mr. Al Petrie

Members Absent: None.

Others Present: Mr. Troy Railsback and Mr. Daniel Geisler – 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 in the Crossings communicated to the Board that Corey Enterprises was not regularly providing fertilization and pesticide treatment, irrigation inspections and some regular trimming. There was a question as to whether she has submitted in writing to be on the no fertilization & pesticide treat list and/or the no trimming list. SSMG will work with the property owner and Corey Enterprises to resolve any discrepancies related to service at that property.

President's Comments

Dr. Carlton discussed the GH CDD announcement of their resident information center website that was recently released and activated.

Approval of Minutes

On Motion by Mr. Vic Natiello, seconded by Mr. Al Petrie, with all in favor, the Board Approved the Meeting Minutes of the January 19, 2024 Board of Directors Meeting.



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Committee Reports

Community Manager – Mr. Troy Railsback (SSMG)

Mr. Railsback updated the Board with general SSMG activities and accomplishments since the last Board Meeting. SSMG presented River Club driveway and walkway deflections that need attention. These were bids from 2 vendors, however the scope of work presented by each vendor wasn't consistent with each other, therefore the Board requested SSMG fine tune the bids for review at the March Board Meeting.

Finance Report – Mr. Ed O'Brien

Mr. O'Brien reviewed the year-to-date 2024 budget variances, and the percentages of each category from the January 2024 financials. Mr. O'Brien reported on each operation's details and noted that each operation is tracking very close to budget at this time, and since it is so early in the year, he had no significant trends or variances to discuss or address.

Property Oversight Committee – Dr. Robert Jay Carlton

Dr. Carlton reported on the ongoing collection and resolutions activities of the POC. The POC continues to endeavor to reach full compliance on the open compliance Subject(s) of Concern(s) and remaining account balances to be collected.

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

Mr. O'Brien presented the summary report on the activities of the recent meetings of the NCADC and MADC, as well as the report(s) tracking ADC Submittals and monitoring submittals through the inspection process, closure and full compliance.

Mr. O'Brien reported on the status of the 3-year review of the ADC Standards, including the members participating in the review and upcoming meetings and schedule.

Private Lawn Maintenance (PLM) Liaison – Mr. Al Petrie

Mr. Petrie reported on the PLM activities and meetings with the PLM Vendors. Mr. Petrie provided insight into the topics and direction provided by SSMG to the PLM Vendors.

CC&R Compliance Liaison – Mr. Vic Natiello

Mr. Natiello conveyed last month's compliance efforts along with other statistics relating to categories receiving the letters this period and noted trends. Mr. Natiello also reviewed his 2023 full year summary presented in a bar graph formatted with each subject of concern broken out.

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

There was no report at this time.

Fine Committee Liaison – Mr. Troy Railsback (SSMG)

Mr. Railsback indicated that the Fine Committee was cancelled due to a lack of a quorum. All properties that were to be reviewed as part of the February Fine Committee Agenda will be noticed for the March Fine Committee Meeting.



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

Mrs. Gallo’s reported on and 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 reviewed the status of the Action Items as reported in the packet, and SSMG & the Board identified those that had been completed and/or needed to stay on the report.

Unfinished Business

MADC Volunteer Vacancy – Mr. Ed O’Brien/Mr. Troy Railsback (SSMG)

Mr. Railsback indicated that there was only 1 property owner who indicated they had interest in serving on the MADC. Dr. Carlton reminded that Board that in accordance with previous practices the Board would attempt to have more than 1 interested candidate to consider and make every attempt to have those all interested candidates at that Board Meeting for the Board to fully consider filling this important volunteer role.

The Board asked that SSMG readvertise the open position.

Response to Feral Hog E Blast – Dr. Robert Jay Carlton

Dr. Carlton reviewed a summary of feedback/responses from residents who replied to the E Blast(s) recently sent out by the GHMA regarding feral hog activity.

New Business

2024 Legislative Outlook – Dr. Robert Jay Carlton

Dr. Carlton discusses the current legislative initiatives that would affect HOAs and reviewed/stressed the significance of some of the bills if they are passed and signed by Florida Governor DeSantis.

Revision to GHMA Ethics Policy – Dr. Robert Jay Carlton

Dr. Carlton expressed concerns relating to passing along sensitive/privileged information obtained by GHMA Volunteers that should not be passed along. Dr. Carlton proposed an update to the Ethics Policy to address this concern and have corrective action should a GHMA Volunteer share information that should not be shared. The was discussion amongst the Board and Mr. Natiello requested that the ADC Inspector be included in the language being update.

On Motion by Dr. Robert Jay Carlton, seconded by Mr. Ed O’Brien, with all in favor, the Board Approved the revision to GHMA Ethics Policy with ADC Inspectors being included in the language.

Non-Compliance Issues Requiring Board Review

On Motion by Mr. Ed O’Brien, seconded by Mrs. Denise Gallo, with all in favor, the Board Approved to levy a penalty of \$50.00 on property # 1.



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On Motion by Mr. Ed O'Brien, seconded by Mr. Vic Natiello, with all in favor, the Board Approved to levy a penalty of \$50.00 on property # 2.

On Motion by Mr. Ed O'Brien, seconded by Mr. Vic Natiello, with all in favor, the Board Approved to levy a penalty of \$500.00 on property # 3.

On Motion by Mr. Ed O'Brien, seconded by Mr. Vic Natiello, with all in favor, the Board Approved to levy a penalty of \$500.00 on property # 4.

On Motion by Mr. Ed O'Brien, seconded by Mr. Vic Natiello, with all in favor, the Board Approved to levy a penalty of \$500.00 on property # 5.

On Motion by Mr. Vic Natiello, seconded by Mr. Al Petrie, with all in favor, the Board Approved to levy a penalty of \$500.00 on property # 6.

On Motion by Mr. Vic Natiello, seconded by Mr. Ed O'Brien, with all in favor, the Board Approved to levy a penalty of \$1,000.00 on property # 7.

Director's Requests

Mr. Natiello brought up the topic regarding electric pet/dog fences and property owners having the boundaries for that electric fence extend to the roadway which would encompass the sidewalk on their property. The Board discussed whether this is something that should be addressed in the ADC Standards and/or is this practice something that should be not allowed and further is it enforceable? The Board agreed that it appears that this is not something GHMA can get involved with.

Mr. Petrie expressed his concerns with property owners blowing leaves down storm drains as well as leaves simply left in the gutters on roadways ending up in the storm drains. The entire Board agreed that the impacts to the stormwater ponds system is detrimental.

Adjournment

On Motion by Dr. Robert Jay Carlton, seconded by Mrs. Denise Gallo, with all in favor, the meeting was adjourned at 4:01 p.m.