

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

July 18, 2025

2:00 p.m.

Call to Order

The meeting was called to order by Dr. Robert Jay Carlton at 2:01 p.m.

Roll Call—Establish a Quorum

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

Members Absent: None

Others Present: Mr. Troy Railsback, Mr. Josh Welcker – 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 communicated their support for the GHMA's focus and involvement in the GH CDD's storm drain tree removal effort to provide protection for homeowners.

President's Comments

None at this time.

Approval of Minutes

On Motion by Mr. Vic Natiello, seconded by Dr. Robert Jay Carlton, and with all in favor, the Board Approved the Meeting Minutes of the June 20, 2025 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.



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Finance Report – Mr. Ed O’Brien

Mr. O’Brien presented the year-to-date 2025 budget variances, and the percentages of each category from the June 2025 financials. Mr. O’Brien also reported on each operation’s details and noted that each operation is tracking very close to budget at this time with no significant variances and/or trends at this time.

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. Total submissions continue to track to previous year submissions.

Private Lawn Maintenance (PLM) Liaison – Mr. Petrie

Mr. Petrie along with Mr. Railsback and Mr. Welcker updated the Board on the prior months’ PLM activities, accomplishments and focuses for each of the 3 PLM Vendors and the 9 Villages they are servicing. It was again noted that all 3 PLM vendors have been and continue to perform well.

CC&R Compliance Liaison – Mr. Vic Natiello

Mr. Natiello conveyed the most recent month’s compliance efforts along with other statistics relating to categories receiving the letters this period and noted trends. Mr. Natiello presented two additional cartoons regarding GHMA CC&R issues for inclusion in the Oak Tree and posting on the CDD bulletin boards at the Village Center and Creekside. These cartoons addressed Spartina on Pond Banks and Garage restrictions. Also, the schedule for dissemination of the one remaining cartoon of the original set and these additional two cartoons was addressed and approved by the Board.

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

No report at this time.

Fine Committee Liaison – Mr. Troy Railsback (SSMG)

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

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

Because of the 4th of July holiday, the CDD only had one regular meeting. Because of conflict of schedule for Mrs. Gallo, Dr. Carlton attended and reported on the events at the meeting. Dr. Carlton gave a status report on the GHMA efforts and position regarding the GH CDD removing trees posing a threat to their stormwater system. There was lengthy Board discussion related to preserving the integrity of the community, particularly the required street tree planting



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scheme, when working with the GH CDD's effort to proactively pursue tree removal for potential damage to their stormwater system. Dr. Carlton will continue to encourage the GH CDD to seek alternative means to accomplish their goals.

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

River Club Irrigation Project – Mr. Troy Railsback (SSMG)

Mr. Railsback was pleased to report that the irrigation system improvements have been completed. Corey Enterprises reported that the improvements have significantly improved water pressure in the areas needed. SSMG will regularly report on this as part of the PLM Committee Report.

River Club Landscaping Project – Update – Mr. Troy Railsback (SSMG)

Mr. Railsback discussed with the Board next steps to start identifying the landscape revitalization needs for the River Club. The funding opportunities for these needs in the 2025 Budget along with the 2026 Budget will be discussed and worked through during the upcoming financial and budget discussion with SSMG and Mr. O'Brien. This will be summarized/discussed and likely acted on at upcoming Board Meetings.

Mr. Railsback then presented a few immediate large tree trimming needs in the River Club.

On Motion by Dr. Robert Jay Carlton, seconded by Mr. Vic Natiello, with all in favor, the Board Approved moving forward with the immediate large tree trimming needs in River Club.

MADC – Process & Procedures – Update – Mr. Ed O'Brien/Mr. Troy Railsback (SSMG)

Mr. O'Brien presented the discussion and feedback/outcomes from the recent check-in with Ms. Brianne Bailey of SSMG regarding the MADDC process & procedures. The recent changes in process and focus on daily tasks along with the 2-week meeting cycle have improved the MADDC's expected deliverable and efficiency of her efforts.

Mr. Railsback conveyed to the Board that Ms. Bailey has been paid by SSMG, with no reimbursement by the GHMA, for the previously requested/discussed May 2025 overtime hours, along with additional identified hours for April 2025 and June 2025.

New Business

Reinvestment of Association's Funds – Discussion – Mr. Ed O'Brien/Mr. Troy Railsback (SSMG)



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Mr. Railsback presented a Treasury Management matrix proposed moving Associations funds to and from certain bank accounts to keep Association funds below the FDIC insurance limits while having funds in interest bearing accounts.

On Motion by Mr. Ed O'Brien, seconded by Mr. Vic Natiello, with all in favor, the Board Approved moving funds as proposed by SSMG.

Proposed Board Resolution – Feeding Wildlife – Dr. Robert Jay Carlton

Dr. Carlton presented to the Board a potential need for considering adopting a resolution prohibiting feeding wildlife in the community. There was Board discussion and consensus that the proposed resolution should be drafted. This will be prepared and considered for a future Board Meeting.

Non-Compliance Issues Requiring Board Review

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 # 1.

On Motion by Mr. Ed O'Brien, seconded by Mrs. Denise Gallo, with all in favor, the Board Approved to levy a penalty of \$500.00 on property # 2.

On Motion by Mr. Ed O'Brien, seconded by Mr. Al Petrie, with all in favor, the Board Approved to levy a penalty of \$50.00 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 \$50.00 on property # 4.

On Motion by Mrs. Denise Gallo, seconded by Mr. Al Petrie, with all in favor, the Board Approved to levy a penalty of \$50.00 on property # 5.

On Motion by Mr. Vic Natiello, seconded by Mr. Ed O'Brien, with all in favor, the Board Approved to levy a penalty of \$50.00 on property # 6.

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 # 7.

Director's Requests

Dr. Robert Jay Carlton reported that the GH CDD Liaison at the GHMA Board Meetings will be 1 of the Board Supervisors on a 2 meeting rotation.

Mr. Ed O'Brien reported that the TV installed for the MADDC meetings is working great.



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Adjournment

On Motion by Dr. Robert Jay Carlton, seconded by Mr. Ed O'Brien, with all in favor, the meeting was adjourned at 4:18 pm.



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