

# ***Grand Haven Master Association, Inc.***

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

[www.GrandHavenMHOA.com](http://www.GrandHavenMHOA.com)

Dr. Robert Jay Carlton, President  
Mr. Vic Natiello, Vice President  
Dr. Michael Tebbano, Treasurer

Mrs. Denise Gallo, Director  
Mr. Jerry (J.D.) Stratton, Director  
Mr. Troy Railsback, Secretary, Ex-officio

## **Annual Membership Meeting Minutes January 8, 2026**

### **Call to Order**

The meeting was called to order at 5:02 p.m.

### **Establish Quorum**

Per the Master Declaration, and in accordance with FL Statute 720, to establish a quorum for the Annual Membership Meeting 544 Property Owners (or 30% of 1,901 total members) would need to be present at the meeting or represented by proxy. A quorum was not established as there were only 146 members represented by proxy or attended the meeting.

Members' sign-in sheet located in Association Meeting File

### **Pledge of Allegiance**

### **Election Results**

In accordance with Florida Statute 720.306(9)(a) "An election is not required unless more candidates are nominated than vacancies exist." and having only two (2) candidates submit for the two (2) vacancies on the Board, the balloting/election process was not necessary and was not performed. The two (2) candidates that submitted, Mr. Vic Natiello and Mr. Jerry (J.D.) Stratton, are confirmed in conjunction with this Annual Meeting.

### **President's Remarks – Dr. Robert Carlton**

Dr. Carlton read through accomplishments of the Board from 2025 along with upcoming focuses and topics facing the Board going into 2026. His comments also included his appreciation of the commitment of the 2025 Board members, the Board's appreciation of the efforts of the SSMG Team and his special thanks to all Association members who attend GHMA meetings, providing input and support to the Board.

### **Member Questions and Comments**

An Association member made distinct comments related to the content and tone of the recently E Blasted GHMA Position Statement regarding the Grand haven CDD Residential Street Tree Removal. There was a property owner who inquired about the Crossings Village Palatka Holley street tree topic, along with another property owner requesting information regarding the total number of residential street trees that will be removed by the Grand Haven CDD and an additional property owner asking for information and process/protocol related to the GHMA PLM program for the Village they live in,

### **Adjournment**

The meeting and processing of the election adjourned at 5:21 p.m.