

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
Dr. Michael Tebbano, Treasurer

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

Organizational Meeting Minutes January 8, 2026

Call to Order

The meeting was called to order by Dr. Carlton at 5:22 p.m.

Roll Call—Establish a Quorum

Members Present: Dr. Carlton, Mr. Natiello, Ms. Gallo, Dr. Tebbano and Mr. Jerry (J.D.) Stratton

Others Present: Mr. Troy Railsback and Mr. Josh Welcker – Southern States Management Group

A quorum was established.

Members' sign-in sheet located in Association Meeting File

New Business

Election of Officers

The Board voted in the following Officers:

On motion by Mr. Vic Natiello, seconded by Dr. Michael Tebbano, with all in favor, Dr. Robert Jay Carlton was elected to serve as President.

On motion by Mrs. Denise Gallo, seconded by Dr. Robert Jay Carlton, with all in favor, Mr. Vic Natiello was elected to serve as Vice President.

On motion by Mr. Vic Natiello, seconded by Mrs. Denise Gallo, with all in favor, Dr. Michael Tebbano to serve as Treasurer.

On Motion by Mr. Vic Natiello, seconded by Mrs. Denise Gallo, with all in favor, the Board approved Mr. Troy Railsback of Southern States Management Group to serve as the Ex-Officio Secretary which is in accordance of the GHMA By-Laws.

Adjournment

On Motion by Dr. Robert Jay Carlton, seconded by Mr. Vic Natiello, with all in favor, the meeting was adjourned at 5:26 pm.