

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

Mr. Bill Delaney, Director
Mr. Jerry (J.D.) Stratton, Director
Mr. Troy Railsback, Secretary, Ex-officio

Board of Directors Meeting Minutes

July 24, 2026

2:00 p.m.

Call to Order

The meeting was called to order by Dr. Robert Jay Carlton at 2:02 p.m.

Roll Call—Establish a Quorum

Members Present: Dr. Robert Jay Carlton, Mr. Vic Natiello, Dr. Michael Tebbano, and Mr. Bill Delaney

Members Absent: Mr. Jerry (J.D.) Stratton

Others Present: Mr. Troy Railsback – 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)

None at this time.

President's Comments

Dr. Carlton welcomed Mr. Bill Delaney to his first Board Meeting.

Approval of Minutes

On Motion by Mr. Vic Natiello, seconded by Dr. Robert Jay Carlton, and with Mr. Vic Natiello and Dr. Michael Tebbano in favor, and Mr. Bill Delaney abstaining since he was not a Board Member at the June 2026 Meeting, the Board Approved the Meeting Minutes of the June 19, 2026 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 discussed the recent addition of Miles Hudson to the SSMG Grand Haven Team to fill the Junior CAM role, as well as Cade Startzer who will be starting with SSMG to fill Brianne Bailey's ADC Coordinator role on the SSMG Grand Haven Team. Brianne Bailey was recently promoted within SSMG.

Finance Report – Dr. Michael Tebbano

Finance Report Summary July 24, 2026

As of June 30, 2026, the Grand Haven Master Association maintains a **strong liquid cash position** with **\$1,027,815.18** in total cash assets spread across operational and reserve accounts. Cash holdings represent **94.6%** of total consolidated assets (\$1,086,087.80). However, operational performance reflects an ongoing structural deficit within the main Operating Fund. While neighborhood-specific sub-funds (Crossings, PLM, and River Club) are operating with positive net margins, significant spending overages in administrative line items combined with underperforming revenue streams continue to pull the overall association into a negative year-to-date (YTD) posture.

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 and remaining account balances to be collected.

Architectural Design Committee (ADC) Liaison – Dr. Robert Jay Carlton

Dr. Carlton presented the summary report on the activities of the recent NCADC and MADC meetings.

Private Lawn Maintenance (PLM) Liaison – SSMG

Mr. Railsback updated the Board on the prior month's PLM activities, accomplishments and focuses for each of the 3 PLM Vendors and the 9 Villages they are servicing. All 3 Vendors are performing well at this time. Mr. Railsback reported that the PLM Surveys were distributed and are currently being returned with a due date of no later than August 7, 2026. SSMG will report on the PLM Survey results at the August 21, 2026 Board Meeting. Mr. Railsback also updated the Board that the PLM Pre-Bid Meeting occurred on July 16, 2026 with bids being due by August 10, 2026. SSMG will also report on the PLM Bids at the August 21, 2026 Board Meeting.

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 updated the Board, as discussed with Mr. Railsback, regarding the lower number of letters sent during the month of June due to the transition of Josh moving out of the Junior CAM role. Mr. Railsback assured the Board that future compliance volume will resume as normal and/or greater.

Oak Tree & Neighbor to Neighbor Liaison – Quarterly Report – Mr. Bill Delaney**

None at this time.

Fine Committee Liaison – Mr. Troy Railsback (SSMG)

Mr. Railsback stated that there was not a Fine Committee meeting during July as there were no items to review.

Community Development District (CDD) Liaison – Dr. Michael Tebbano

CDD Report Summary — July 24, 2026

Audience Comments: Resident input focused primarily on amenity upgrades, Wi-Fi reliability, parking, and budget allocations. **Meeting Summary:** The meeting included a detailed presentation

on amenity participation data, alongside reports from two fact-finding groups. Additionally, a resolution outlining Supervisor Recall procedures was shared. A proposed no-parking policy was presented and subsequently tabled for future discussion. Finally, financial statements for the upcoming 2027 budget were formally presented.

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

Mr. Railsback reviewed the status of the Action Item(s) as reported in the packet, and SSMG & the Board identified those that had been completed and/or needing to stay on the report.

Unfinished Business

The Crossings Holly Tree Replacement Program – Update – Mr. Troy Railsback (SSMG)

Mr. Railsback reported on the status and the continued issue in sourcing Nelly R. Stevens Holly trees that are the proper size and are established as a tree and not a shrub. There was Board discussion regarding alternatives and for sourcing the tree and/or using a different variety of holly tree. SSMG will work to get answers/updates to the Board's questions and present them at the next Board Meeting.

PLM Survey – Update – Mr. Troy Railsback (SSMG)

Mr. Railsback reported that the PLM Surveys were distributed and are currently being returned with a due date of no later than August 7, 2026. SSMG will report on the PLM Survey results at the August 21, 2026 Board Meeting.

River Club Chimney Removal/Roof Repair – Update – Mr. Troy Railsback (SSMG)

Mr. Railsback reported that roofing contract has scheduled the chimneys to be removed and will work methodically through the River Club to remove all of the faux chimneys.

CDD Capital Contribution Proposal – Update – Dr. Robert Jay Carlton/Dr. Michael Tebbano

Dr. Carlton and Dr. Tebbano updated the Board on recent discussion at the GH CDD Board meetings regarding a GH CDD proposed Capital Contribution Fee that would involve the GHMA. Dr. Carlton indicated there was scheduling underway for the ad-hoc fact-finding committee that he is part of on behalf of the GHMA. There was discussion amongst the Board regarding the challenges and legality of the proposed Capital Contribution Fee currently being proposed/discussed.

New Business

Special Moderator for Designated MADC Meetings – Dr. Robert Jay Carlton

Dr. Carlton identified that 2 upcoming GHMA ADC Meetings will need to be facilitated and moderated by one of the SSMG personnel previously approved by the Board to be a voting member should there not be enough ADC Members able to participate. The MADC Chairperson, Bob Carlsen will be out of town for the September 16, 2026 and the October 7, 2026 MADC Meeting(s) and since there is not a MADC Vice Chair Person at this time, the Meeting will need to have one of the SSMG members participate for a quorum and also moderate the meeting. There was Board discussion regarding the circumstances.

On Motion by Dr. Robert Jay Carlton, seconded by Dr. Michael Tebbano, and with all in favor, the Board Approved SSMG moderating the September 16, 2026 and the October 7, 20206 MADC Meeting(s).

SSMG Contract – 2027-2029 – Update – Dr. Robert Jay Carlton

Dr. Carlton reported that he worked with Fred Annon, owner of SSMG, to confirm he was comfortable with the minor language updates/changes to the SSMG/GHMA management contract. Dr. Carlton will finalize incorporating the language and work with Fred Annon to sign the contract.

Non-Compliance Issues Requiring Board Review

None at this time.

Director's Requests

Dr. Carlton alerted the Board regarding builder signs that were recently posted on select unimproved lots owned by Seagate. Dr. Carlton inquired whether the Board too felt this was a violation of the CC&R's and the Board concurred.

On Motion by Dr. Robert Jay Carlton, seconded by Mr. Vic Natiello, and with all in favor, the Board Approved having SSMG reach out to Lindsay Dolamore and request that the signs be taken down.

Adjournment

On Motion by Mr. Vic Natiello, seconded by Dr. Robert Jay Carlton, with all in favor, the meeting was adjourned at 4:09 pm.