Grand Haven Master Association, Inc.

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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
August 21, 2026
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, Dr. Michael Tebbano, Mr. Jerry (J.D.) Stratton and Mr. Bill Delaney

Members Absent: None

Others Present: Mr. Troy Railsback, Mr. Miles Hudson – 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 announced a save the date for Grand Haven voters to "Meet the Candidates" event on 10/22. Information and details will be formalized in a flyer and requested it be distributed to Grand Haven Property Owners.

A second resident presented a Community Website he is developing for knowledge sharing of vendors and experiences with these vendors for the benefit of property owners. He indicated it would be exclusive to property owners and there would be a log in and validation process to ensure the information would be only available to Grand haven property owners.

President's Comments
None at this time.

Approval of Minutes
On Motion by Mr. Vic Natiello, seconded by Dr. Michael Tebbano, and with all in favor, the Board Approved the Meeting Minutes of the July 24, 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 updated the Board on the accomplishments of Miles Hudson since recently being added to the SSMG Grand Haven Team, as well as the transition and

accomplishments of Cade Startzer who filled Brianne Bailey's ADC Coordinator role on the SSMG Grand Haven Team.

Finance Report – Dr. Michael Tebbano
Treasurer's Report Summary August 21, 2026

As of July 31, 2026, the Grand Haven Master Association (GHMA) maintains a solid balance sheet, though operational budget overages in specific sub-funds warrant ongoing monitoring. Total cash assets stand at $1,005,015.43 (94.13% of the $1,067,709.58 in total assets). However, July posted an operating net loss of $7,031.42, bringing the year-to-date net loss to $23,656.14.

The Neighborhood Sub-Funds are tracking closely to budget, with the exception of the Crossings, which experienced a negative variance of $829.40 due to pool maintenance issues. Total reserve liabilities across all funds stand at $349,082.22. Outstanding assessments and charges total $8,109.03, with 82% delinquent by more than 90 days. Additionally, the GHMA holds a 182-day Certificate of Deposit with Barwick Banking Company for $229,166.53 at 3.93% (4.00% APY), maturing on January 22, 2027.

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 – Mr. Jerry (J.D.) Stratton
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.

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 regarding the significant increase in letters sent during the month of July, as he alluded to at the July Board Meeting, which was significantly driven by street tree canopy trimming Subject of Concern letters being sent to all property owners who were not in compliance.

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 August as there were no items to review.

Community Development District (CDD) Liaison – Dr. Michael Tebbano
CDD Report Summary — August 21, 2026

This report summarizes the proceedings of the Grand Haven Community Development District (CDD) Board of Supervisors regular meeting and the public hearing on the FY 2026–27 budget held on August 20, 2026. The CDD Board officially adopted the 2026–27 budget, approving a total appropriation of $6,085,706 across all funds. In community updates, the Waterside Parkway resurfacing project is now 98% complete, and renovations are underway at the Wild Oaks Dog Park. Additionally, CDD Horticulturist Louise Leister presented a plan to renovate the landscaping at the main entrance, key entry points, and various neighborhoods over the coming year.

Under contracts, administration, and governance, the Board discussed an IT agreement with Celera IT Services, Inc. for standardized network management and cybersecurity, adopted the 2026–27 meeting calendar, approved the insurance renewal program with Florida Insurance Alliance (Egis), and renewed the croquet court maintenance agreement with St. Johns Turf Care.

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 – Mr. Troy Railsback (SSMG)
Mr. Railsback presented information and costs related to using Eagleston Holly as the replacement tree for the dead and/or severely declining Platka Holly trees. The Board reviewed input from the Association's arborist and directed SSMG to notify the Crossings residents of the project and costs. This will be summarized at the next Board Meeting for Board action.

CDD Capital Contribution Proposal – Update – Dr. Robert Jay Carlton
Dr. Carlton provided the limited information available regarding the proposed Capital Contribution Fee currently being proposed/discussed. There was again discussion amongst the Board regarding the challenges and legality of the proposed Capital Contribution Fee.

SSMG Contract – 2027-2029 – Final Draft – Dr. Robert Jay Carlton
Dr. Carlton reported that he finalized incorporating the language and is waiting for Fred Annon of Southern States Management Group to return to town to sign the contract.

New Business
PLM Survey Results – Mr. Jerry (J.D.) Stratton/Mr. Troy Railsback (SSMG)
Mr. Railsback presented the Board with the 2026 PLM Survey results. The Board discussed the trends/outputs from the Survey and identified noteworthy items to consider as part of the ongoing PLM Bidding and Vendor selection process.

PLM Vendor Selection Recommendations – Mr. Jerry (J.D.) Stratton/Mr. Troy Railsback (SSMG)
Mr. Railsback presented to the Board the preliminary review of the PLM Vendor Bids received. The Board discussed price increase constraints for each of the Villages as defined by each PLM Village CC&R. The PLM Bidding Committee will be meeting again and working diligently to

identify Proposed PLM Vendors for each Village based on all relevant performance factors, preferred number of PLM Vendors and Budget constraints.

Suspension of Board Resolution: "Adopting a Policy Regarding Serving on Multiple Boards and Committees" – Dr. Robert Jay Carlton
Dr. Carlton presented to the Board the concept of suspending the Board Policy Regarding Serving on Multiple Boards and Committees. Due to the current limited interest in open MADC positions, Dr. Carlton confirmed from the Association's legal counsel that the Board could "suspend" the Resolution to allow for Board Members to serve on the MADC should the need present itself. There was Board discussion.

On Motion by Dr. Robert Jay Carlton, seconded by Dr. Michael Tebbano, and with all in favor, the Board Approved suspending the Board Policy Regarding Serving on Multiple Boards and Committees to allow for Board Members and/or former Board Members to serve on the MADC if needed.

Crossings Pool – Frequency of Contracted Servicing – Mr. Troy Railsback (SSMG)
Mr. Railsback presented the Board with a Crossings Property Owner's concern that the Crossing Pool is not cleaned frequently enough. The current contract has the vendor cleaning the pool 4 days per week. There was Board discussion.

On Motion by Dr. Robert Jay Carlton, seconded by Mr. Jerry (J.D.) Stratton, and with all in favor, the Board Approved keeping the Crossing Pool serve level the same.

Non-Compliance Issues Requiring Board Review
On Motion by Mr. Vic Natiello, seconded by Mr. Bill Delaney, with all in favor, the Board Approved to levy a penalty of $500.00 on property # 1.

On Motion by Dr. Michael Tebbano, seconded by Mr. Vic Natiello, with all in favor, the Board Approved to levy a penalty of $500.00 on property # 2.

On Motion by Dr. Michael Tebbano, seconded by Mr. Jerry (J.S.) Stratton, with all in favor, the Board Approved to levy a penalty of $500.00 on property # 3.

On Motion by Mr. Vic Natiello, seconded by Dr. Michael Tebbano, with all in favor, the Board Approved to levy a penalty of $500.00 on property # 4.

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

On Motion by Dr. Michael Tebbano, seconded by Mr. Vic Natiello, with all in favor, the Board Approved to levy a penalty of $500.00 on property # 7.

On Motion by Mr. Vic Natiello, seconded by Mr. Bill Delaney, with all in favor, the Board Approved to levy a penalty of $500.00 on property # 8.

On Motion by Dr. Robert Jay Carlton, seconded by Mr. Vic Natiello, with all in favor, the Board Approved to levy a penalty of $500.00 on property # 9.

On Motion by Mr. Vic Natiello, seconded by Dr. Michael Tebbano, with all in favor, the Board Approved to levy a penalty of $500.00 on property # 10.

On Motion by Dr. Michael Tebbano, seconded by Mr. Vic Natiello, with all in favor, the Board Approved to levy a penalty of $500.00 on property # 11.

On Motion by Mr. Vic Natiello, seconded by Dr. Michael Tebbano, with all in favor, the Board Approved to levy a penalty of $500.00 on property # 12.

On Motion by Dr. Michael Tebbano, seconded by Mr. Vic Natiello, with all in favor, the Board Approved to levy a penalty of $500.00 on property # 13.

On Motion by Dr. Michael Tebbano, seconded by Mr. Vic Natiello, with all in favor, the Board Approved to levy a penalty of $500.00 on property # 14.

On Motion by Dr. Robert Jay Carlton, seconded by Mr. Vic Natiello, with all in favor, the Board Approved to levy a penalty of $500.00 on property # 15.

On Motion by Dr. Michael Tebbano, seconded by Mr. Bill Delaney, with all in favor, the Board Approved to levy a penalty of $500.00 on property # 16.

On Motion by Mr. Vic Natiello, seconded by Dr. Robert Jay Carlton, with all in favor, the Board Approved to levy a penalty of $500.00 on property # 17.

On Motion by Dr. Robert Jay Carlton, seconded by Mr. Vic Natiello, with all in favor, the Board Approved to levy a penalty of $500.00 on property # 18.

Director's Requests
Dr. Carlton made the Board aware that the Corporate Transparency Act reporting requirement for HOA Boards was revoked and it is no longer necessary for HOA Boards to report.

Mr. Natiello communicated his position that he believes no email address shall be given out or distributed by the Association and/or through its Management Company.

Adjournment
On Motion by Dr. Robert Jay Carlton, seconded by Mr. Vic Natiello, with all in favor, the meeting was adjourned at 5:02 pm.