Grand Haven Master Association, Inc.

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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
September 18, 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, Mr. Jerry (J.D.) Stratton and Mr. Bill Delaney

Members Absent: Dr. Michael Tebbano

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 inquired about the status of SSMG and its contractual obligations being met as it related to the Vantaca Software that SSMG utilizes to serve the GHMA, which was confirmed as being fulfilled.

President's Comments
None at this time.

Approval of Minutes
On Motion by Mr. Vic Natiello, seconded by Mr. Bill Delaney, and with all in favor, the Board Approved the Meeting Minutes of the August 21, 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.

Finance Report – Dr. Michael Tebbano
Mr. Railsback updated the Board that Dr. Tebbano will provide his Treasurer's Report(s) for both August 2026 and September 2026 as part of the October 2026 Board Meeting.

Property Oversight Committee – Dr. Robert Jay Carlton
Dr. Carlton reported on the ongoing collection and resolution 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. Stratton 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 letters during this period and noted trends. Mr. Natiello again noted that this month, like last month, there was a significant increase in letters sent during the month of August resulting from 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**
Mr. Delaney reported on the progress and outcomes of both the Neighbor-to-Neighbor program and Oak Tree Newsletter. Mr. Delaney applauded the Women's Club for their significant efforts with the Neighbor-to-Neighbor program.

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. Michael Tebbano
No formal report was presented at this Board Meeting as Dr. Tebbano was absent for this Board Meeting, however his written report is included next as part of these Minutes. Mr. Delaney provided brief updates to the Board on topics and items discussed at the GH CDD Meeting while he was present at the GH CDD Meeting, as he had to leave early.

CDD Report Summary — August 20, 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 that needed to stay on the report.

Unfinished Business
The Crossings Holly Tree Replacement Program – Update – Mr. Troy Railsback (SSMG)
Mr. Railsback indicated SSMG is working on communicating and gaining awareness/approval from Crossings Village property owners that will be included in the Holly Tree Replacement Program. SSMG will continue to work to present summarized costs along with install dates as part of the October 2026 Board Meeting.

PLM Vendor Selection Recommendations – 2027-2029 – PLM Bid Committee
Mr. Railsback presented to the Board the PLM Bidding Committee recommendations for awarding the PLM Vendors for the respective Villages for the 2027 - 2029 3year term. There was Board discussion regarding pricing levels for each Village over the 3year term.

On Motion by Mr. Vic Natiello, seconded by Mr. Jerry (J.D.) Stratton, and with all in favor, the Board Approved implementing the PLM Committee recommendations regarding which vendor(s) should service which PLM Village and for the costs for those vendors to be incorporated into the 2027 Proposed Budget for the appropriate Villages.

CDD Tree Removal Pilot Program – Final Report of FFG – Dr. Robert Jay Carlton
Dr. Carlton presented the overview and outcome of the GH CDD program to remove certain Street Trees immediately adjacent to GH CDD Stormwater drains. There were questions from the Board and audience regarding specific findings of existing damage that was occurring to these drains where the trees were removed. There were no findings in the report indicating damages found. It was also noted that the program pictures and report can be found on the GH CDD website.

CDD Capital Contribution Proposal – Update – Dr. Robert Jay Carlton
Dr. Carlton provided an update and outcome regarding the proposed Capital Contribution Fee that was being proposed/discussed. It was determined that the proposed Capital Contribution Fee could not be legally collected by the GHMA and transferred to the GH CDD. The GH CDD will no longer be pursuing this fee through the GHMA.

New Business
2027 Preliminary Budget Report – Dr. Michael Tebbano/Mr. Troy Railsback (SSMG)
Mr. Railsback, in Dr. Tebbano's absence, reviewed each of the Preliminary Budgets that were developed and ready to mail as Proposed 2027 Budgets to be considered at the October 23, 2026 Board Meeting. The Board supported the Budgets as presented and approved mailing them for consideration at the October 23, 2026 Board Meeting.

MADC Applicants – Dr. Robert Jay Carlton
Dr. Carlton reported that he recently interviewed Mrs. Peggy Lee and Mr. Arthur Moscola, as part of the Volunteer selection process, and recommended Mrs. Peggy Lee and Mr. Arthur Moscola to fill the open MADC positions. There was Board discussion.

On Motion by Mr. Vic Natiello, seconded by Mr. Jerry (J.D.) Stratton, and with all in favor, the Board Approved Mrs. Peggy Lee and Mr. Arthur Moscola to serve on the MADC.

Pond Bank Inspections – Mr. Troy Railsback (SSMG)
Mr. Railsback reported to the Board that the Lake Bank inspection will be completed later this month and will be reported on as part of the October 2026 Board Meeting.

Sidewalk Inspection Report – Mr. Troy Railsback (SSMG)
Mr. Railsback reported to the Board that the sidewalk inspection will be performed in early October 2026, and an update will be provided as part of the October 2026 Board Meeting.

Non-Compliance Issues Requiring Board Review
On Motion by Mr. Vic Natiello, seconded by Dr. Robert Jay Carlton, with all in favor, the Board Approved to levy a penalty of $1,000.00 on property # 1.

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 # 2.

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 # 3.

On Motion by Mr. Jerry (J.D.) Stratton, seconded by Mr. Bill Delaney, with all in favor, the Board Approved to levy a penalty of $500.00 on property # 4.

During the Board discussion, SSMG elected to withdraw property #5 from consideration for a fine.

Director's Requests
Mr. Natiello recommended and encouraged SSMG and the Board to utilize the GHMA TV in the Creekside Amenity Center to complement the Board's presentation/discussion.

Dr. Carlton requested that the Board extend for one more month the suspension of the Board Resolution Adopting a Policy Regarding Serving on Multiple Boards and Committees. There was Board discussion.

On Motion by Dr. Robert Jay Carlton, seconded by Mr. Vic Natiello, with all in favor, the Board Approved the continued suspension of 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, for one more month.

Adjournment
On Motion by Mr. Vic Natiello, seconded by Mr. Jerry (J.D.) Stratton, with all in favor, the meeting was adjourned at 3:52 pm.