

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of Grand Haven Community Development District was held on **Thursday, April 16, 2009 at 9:30 a.m.** at the Grand Haven Room, located at Grand Haven Village Center, 2000 Waterside Parkway, Palm Coast, Florida 32137.

Present and constituting a quorum:

Peter Chiodo	Board Supervisor, Chairman
Charles Trautwein	Board Supervisor, Vice Chairman
Dennis Cross	Board Supervisor, Assistant Secretary
Stephen Davidson	Board Supervisor, Assistant Secretary <i>(joined meeting in progress)</i>
Samuel Halley	Board Supervisor, Assistant Secretary

Also present were:

Melissa Dobbins	District Manager, Rizzetta & Company, Inc.
Dave Berman	District Manager, Rizzetta & Company, Inc.
Scott Clark	District Counsel, Clark & Albaugh
Barry Kloptosky	Field/Operations Manager
Howard McGaffney	Amenity Center Director, AMG
Roy Deary	President, AMG

Audience Members

FIRST ORDER OF BUSINESS

Call to Order

Mr. Chiodo called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS

Audience/Resident Response Report & Comments

Mr. Kloptosky updated Board regarding comments made by Richard Cestone at the last Board meeting. Per Mr. Kloptosky swing gates would cost approximately \$41,000.00 (Exhibit A).

Mr. Kloptosky stated that the Creekside trophy case is ready to be picked up, which is in response to Richard Burn's comments at the last Board meeting.

Mr. Kloptosky reviewed paving, streetlight painting, Village Center parking stripes, trash containers and chairs at Village Center pool and café attire in response to Rick Sabol's comments at the last meeting.

The Board directed District staff to include residents' names in the minutes in response to Deborah Laury's request from the last Board meeting.

In response to Jim Gibson's comments at the last Board meeting, the Board will consider evening meetings.

THIRD ORDER OF BUSINESS

**Audience/Resident Comments for
Non-Agenda Topics**

Renee DeAngelis addressed her concerns regarding the increase in tennis instructor fees.

Frank Benham publically thanked the CDD, Mr. Kloptosky, Mr. Finnimore, and Austin Outdoors for the croquet event.

Jack Pulick addressed concerns regarding the insurance on Crossings pool, the broken Crossings fountain, no enclosure on mail boxes, and dissatisfaction with the landscaping. It was determined these issues were for the HOA to address.

Mr. Kloptosky reported on mulching issues and that he is working with Austin Outdoors to correct the concerns.

FOURTH ORDER OF BUSINESS

**Consideration of Special Assessment
Bonds, Series 2004B, Requisition #162**

On a Motion by Mr. Cross, seconded by Mr. Trautwein, with all in favor, the Board approved the Special Assessment Bonds, Series 2004B, Requisition #162 made payable to Arcadis in the amount of \$1,130.50 for Grand Haven Community Development District.

FIFTH ORDER OF BUSINESS

**Discussion Regarding Village Center &
Creekside Amenity Facilities**

On Motion by Mr. Trautwein, seconded by Mr. Cross, with all in favor, the Board authorized one free event per year per neighborhood group but will still require a security deposit and that does not overrule any current standing meeting for the Grand Haven Room at the Village Center for the Grand Haven Community Development District.

In regards to Creekside it was discussed that the food and beverage trial was to end except for the Croquet Club event on April 18, 2009. It was discussed that no food or beverages would be allowed inside Creekside with the exception of the fitness area. It was determined that normal reservation should go through AMG.

SIXTH ORDER OF BUSINESS

Consideration of Solar Fit

A lengthy discussion ensued regarding solar energy benefits between the Board, Solar Fit representatives, Mr. Kloptosky, and residents present.

Dr. Davidson joined meeting in progress.

On Motion by Mr. Halley, seconded by Mr. Cross, with all in favor, the Board approved Solar Fit installation of twenty panels on angled roof and twelve panels on flat roof at the Village Center with the funds to come from the reserves for the Grand Haven Community Development District.

(A brief recess was taken from 11:05 a.m. to 11:20 a.m.)

SEVENTH ORDER OF BUSINESS

Discussion on Wildfire Awareness

Dr. Davidson reviewed Wildfire Initiative Action Plan for Board (Exhibit B).

A general discussion ensued.

On Motion by Mr. Halley, seconded by Mr. Trautwein, with all in favor, the Board authorized Dr. Davidson to work with Timber Weller to complete, sign-off, and submit applications to Firewise Communities USA Program and State/ Federal Wildfire Mitigation Grant for the Grand Haven Community Development District.

The Board decided to defer the bid policy guidelines to the next Workshop meeting (Exhibit C).

EIGHTH ORDER OF BUSINESS

**Discussion of Liability Insurance
Umbrella Fact Finding Group**

This item was tabled by the Board until the next Workshop meeting.

NINTH ORDER OF BUSINESS

**Discussion Regarding Wild Oaks Phase II
Landscape Maintenance**

A general discussion ensued regarding the maintenance expenses that the developer has ceased paying.

Mr. Clark stated that although the developer is obligated to maintain this area until the turnover is complete, the practical matter is that the assets need to be maintained.

Mr. Chiodo reviews for the Board the assessment status in Wild Oaks Phase II.

Mr. Cross reviews the punch list dated November 20, 2008 for the Board and recommends the following action: To notify residents in Wild Oaks Phase II of the developer's position (via request of MHOA), and for Board to send out an official notice to the developer.

Mr. Clark recommends sending a letter to the developer objecting to their position and demanding services continue or the CDD will invoice the developer. Mr. Clark updates the Board to the fact that a Bond is in place with the City for the completion of Ditch 10 Weir and that the CDD should expect the City to hold the developer accountable. Additionally, Mr. Clark recommends sending a letter to the Water Management District to request their assistance.

On Motion by Dr. Davidson, seconded by Mr. Halley, with all in favor, the Board authorized District Counsel to proceed with his three recommended letters and authorized Chairman to contact MHOA regarding same issue for the Grand Haven Community Development District.

TENTH ORDER OF BUSINESS

Discussion Regarding Retaining Wall

The Board tabled this item.

ELEVENTH ORDER OF BUSINESS

Consideration of Amenity Services Proposals

On Motion by Dr. Davidson, seconded by Mr. Trautwein, with all in favor, the Board approved the purchase of six marine grade hexagonal tables, umbrellas and stands not to exceed \$6,001.29 including installation and to be coded to capital line for the Grand Haven Community Development District.

Mr. McGaffney reports to the Board that the incorrect freezer unit was shipped and that correct unit is to be shipped and installed within seven to ten days.

Mr. McGaffney updates Board on emergency freezer approved by Chairman and that the condenser unit is to be installed at appropriate time.

Mr. McGaffney reported to the Board revenue in March of \$30,000.00.

Dr. Davidson leaves meeting in progress.

TWELEVETH ORDER OF BUSINESS

Consideration of the Minutes from the Board of Supervisors' Meeting held on February 19, 2009 and March 19, 2009 and the Minutes from the Workshop Meeting held on March 24, 2009

On a Motion by Mr. Halley, seconded by Mr. Trautwein, with all in favor, the Board approved the Minutes from the Board of Supervisors' Meeting on February 19, 2009, March 19, 2009 and the Minutes from the Workshop Meeting held on March 24, 2009 for Grand Haven Community Development District.

THIRTEENTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for April 2009

On a Motion by Mr. Halley, seconded by Mr. Trautwein, with all in favor, the Board approved the Operation and Maintenance Expenditures for April 2009 totaling \$202,383.97 for Grand Haven Community Development District.

FOURTEENTH ORDER OF BUSINESS

Ratification of Special Assessment Bonds, Series 2008, Requisition #10

On a Motion by Mr. Halley, seconded by Mr. Cross, with all in favor, the Board approved the Special Assessment Bonds, Series 2008, Requisition #10 made payable to Clark & Albaugh, LLP in the amount of \$500.00 for Grand Haven Community Development District.

FIFTEENTH ORDER OF BUSINESS

Staff Reports

A. Field/Operations Manager's Report

Mr. Kloptosky reviewed his report for the Board (Exhibit D).

Mr. Kloptosky reported to the Board that a section of wood fence is encroaching on Colbert Lane extension and the City won't be doing work for ten years.

A discussion ensued regarding the Grand Haven Room chandeliers, sockets and bulbs.

Mr. Kloptosky discussed cost of motion detectors. For Creekside, the two bathrooms would cost \$890.00 and in the three bathrooms at the Village Center the cost would be \$1,384.00. The purchasing of these items was tabled at this time.

Mr. Kloptosky discussed cost of water heater timers for Village Center and that those would cost \$3,076.00.

Mr. Kloptosky stated he was still pursuing propane gas options. He also stated that he has had no response from Bill Allen regarding the Brazilian pepper bushes. Mr. Kloptosky stated he will be working with Amenity staff to paint fitness center window frames.

B. District Manager

Mr. Berman updated Board that the continued meeting that was scheduled for March 24, 2009 was never opened due to lack of business which would make the continued meeting considered adjourned on March 19, 2009.

Mr. Berman updated Board on Public Officials Defense Coverage and the cost would be approximately \$3,500.00 additional premium per year.

Mr. Berman stated he received a letter from the City of Palm Coast regarding the water bills and he is still seeking a discount.

Mr. Berman stated that the Hampton Golf cost share invoice was sent out.

Mr. Berman updated the Board on the Series 2008 Bond and the year to date capital expenditures.

C. District Counsel's Report

Mr. Clark reviewed his District Counsel Report with the Board (Exhibit E).

A general discussion ensued regarding Board member communication outside of scheduled Board or Workshop meetings.

D. District Engineer's Report

Not present.

E. Amenity Center Report

No report.

F. District Liaison

Not present.

SIXTEENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Chiodo clarified that the District does not loan property to residents.

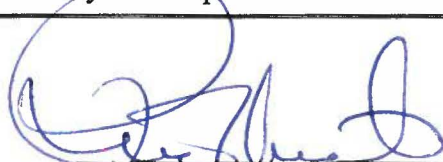
SEVENTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Halley, seconded by Mr. Trautwein, with all in favor, the Board adjourned the meeting at 2:15 p.m. for Grand Haven Community Development District.



Secretary/ Assistant Secretary



Chairman/Vice Chairman

Exhibit A

RICHARD V.CESTONE
27 EASTLAKE DRIVE
PALM COAST, FL 32137

CDD Meeting of March 19, 2009

**Subject: To propose consideration be given to installing Iron Gates at the unguarded entrances
To Grand Haven**

THESE ARE THE FACTS

We live in Eastlake and use the South Gate entrance regularly. We have seen a lot of security violations from time to time. Since we no longer have guards posted there, we believe that the Pole Gate system is not giving us adequate security. We would like consideration given to replacing this system with an Iron Gate system. When one compares the difference in both systems the safety issues become quite obvious. Some of the differences are as follows:

The Pole Gate System:

- Gets stuck in an upright position from time to time.
- The pole can be broken easily and bypassed if a vehicle rams it.
- There is no security in the sidewalk area.
- The security camera is located at ground level and can probably be easily covered if someone wanted to gain unlawful entry.
- Motor cycles come in and bypass the pole to gain unlawful entry.
- Piggy backing occurs regularly.
- There is a sign in front that states, "No Guard On Duty", which is not a good idea, since a potential intruder would not hesitate trying to gain entry knowing that guards are not present.

The Iron Gate System:

- Is a system the construction of which is much more secure.
- A vehicle would hesitate to ram this type of gate for obvious reasons.
- Iron gates can be designed to secure sidewalk areas, if desired.
- Motor cycles will not be able to gain access.
- Piggy backing would be less likely to occur, since potential damage to the vehicle would be a concern.
- There is no question that Iron Gates serve to increase security, since a potential intruder would be concerned about the difficulty of entry, and would be inclined to trying elsewhere.

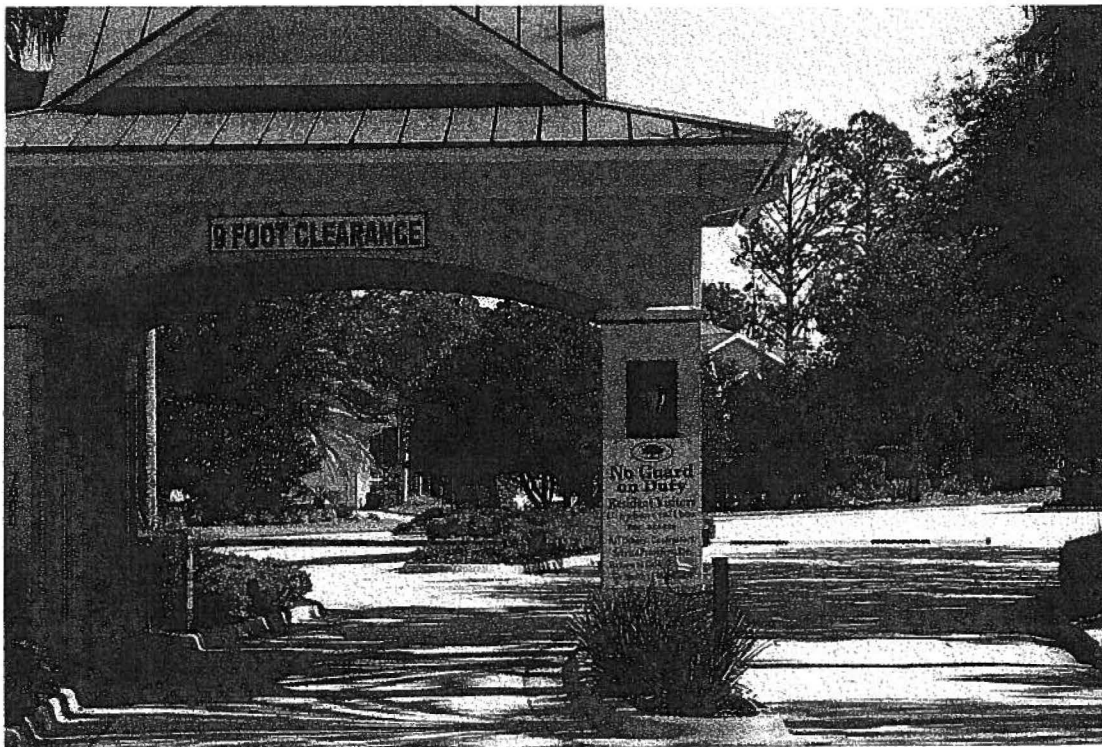
Some of the things the CDD should consider are as follows:

- Since public access must be maintained at Grand Haven, a sign could be placed at the unguarded entrances directing the public that they must enter the community at the main gate. It might then be possible to gate off the sidewalk areas at these locations.
- A Flagler County Sheriff's Office representative at a recent Village Forum meeting indicated that burglaries are increasing significantly in Palm Coast. It is reasonable to expect that the weak economy we now have will only increase the tendency for home invasion type problems. One

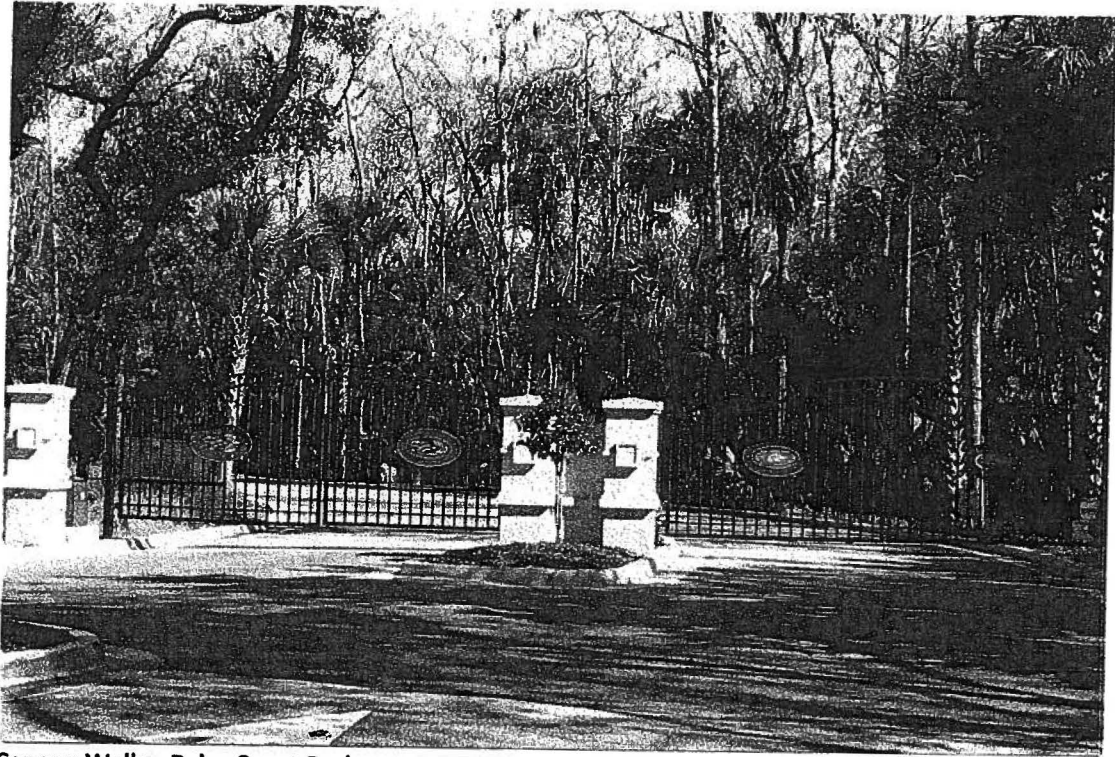
only has to read the local papers and watch the 6:00 o'clock news to know what has been going on in our area recently.

- We were informed by a neighbor that a break in took place last summer on Eastlake Drive. More recently we were told that homeless people were found living in Grand Haven and there was another burglary that took place recently in our community.
- Installing Iron Gates is a onetime investment as opposed to placing guards at the entrances and it would also serve to enhance the value of the community.
- If this proposal seems feasible, why not consider developing some cost estimates to replace the pole gates with Iron Gates at these locations. The potential cost spread over the amount of home sites that are directly affected might possibly be quite reasonable.
- We urge the CDD to discuss this matter and do something constructive about increasing the security of Grand Haven at these two (2) locations, since we question the security of the present gated system now being deployed at the north and south entrances, with no guards present.

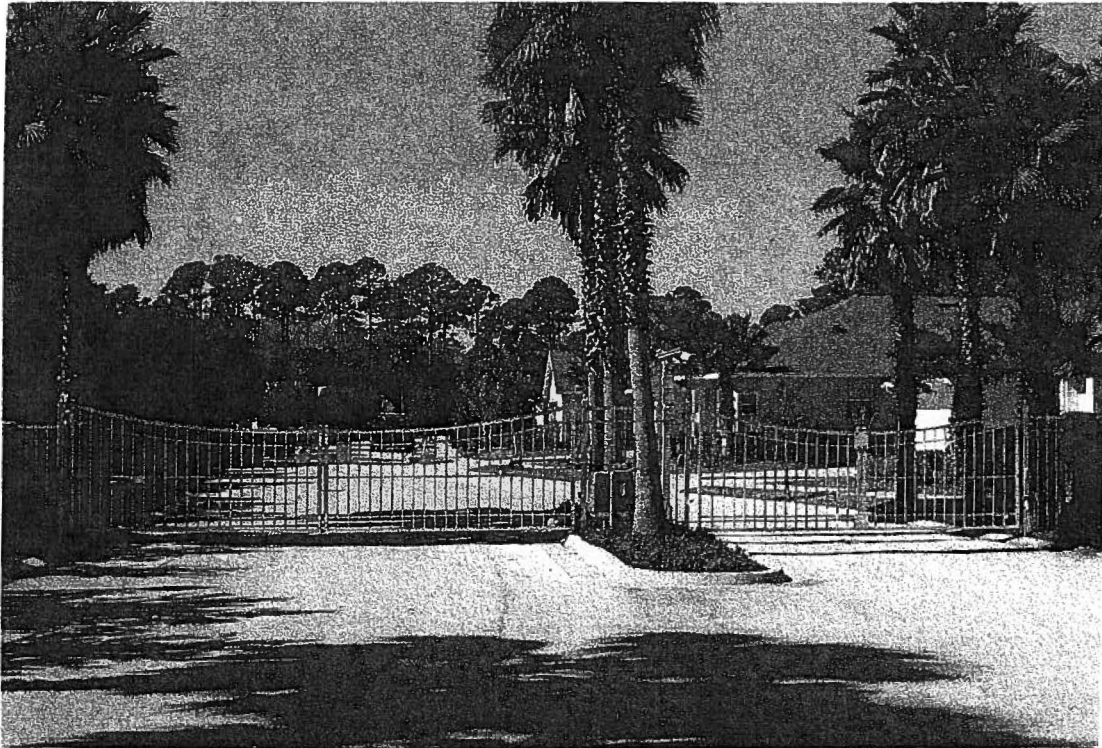
I have taken photographs of some of the Iron Gate Systems in the area, including one of our own. On the reverse side of the photo I identify the community and its location. One can readily see upon review of these photo's that the Iron Gate system lends itself, significantly, to much more security than we now have at the unguarded entrance locations.



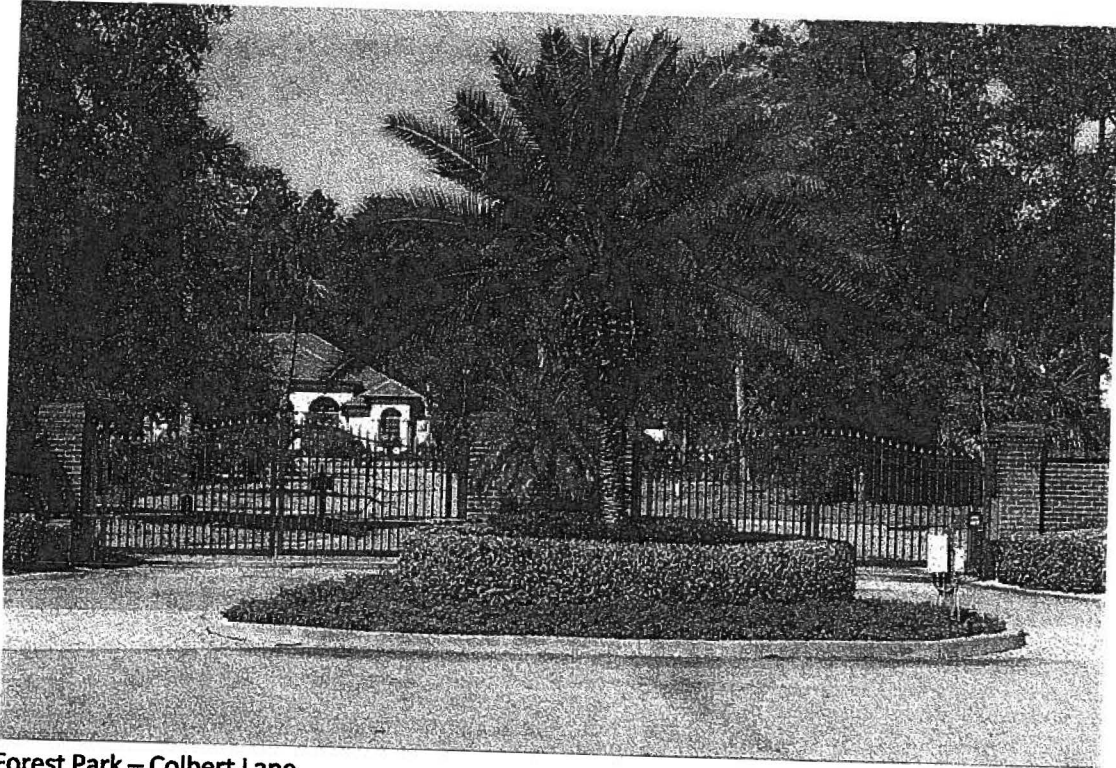
South Gate – Grand Haven



Canopy Walk – Palm Coast Parkway



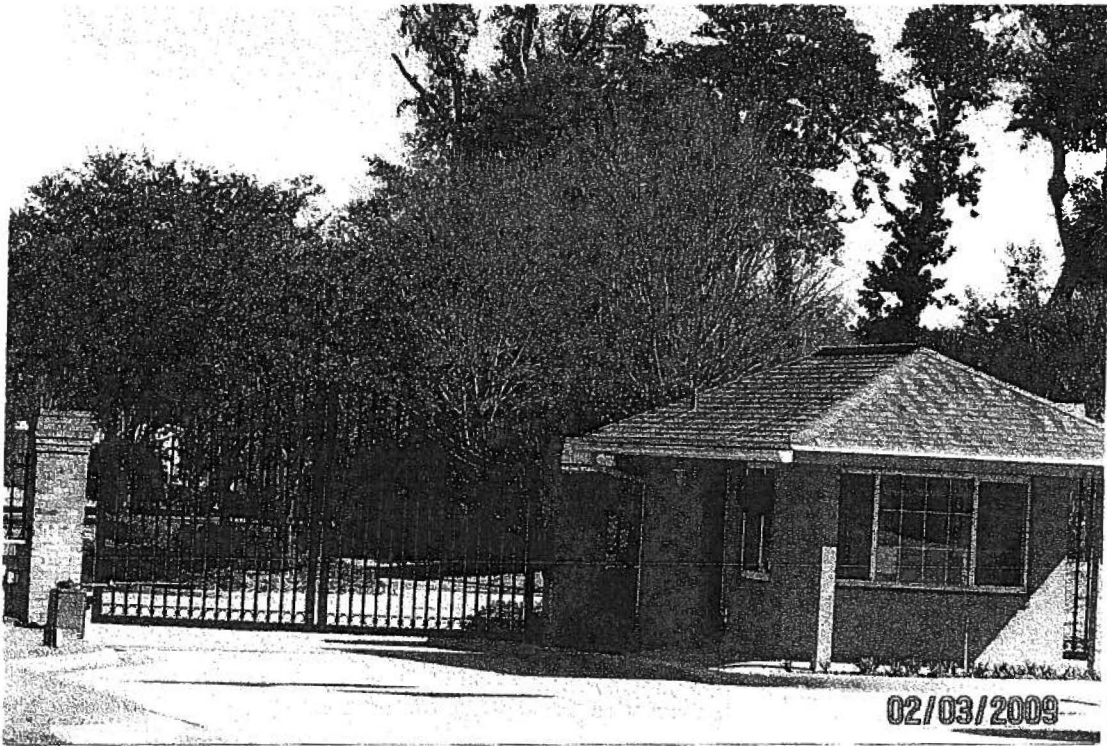
Crossings – Grand Haven



Forest Park – Colbert Lane



Island Estates – Hammock Dunes – A1A



Plantation Oaks – Old Kings Road

Exhibit B

GRAND HAVEN WILDFIRE ASSESSMENT AND MITIGATION INITIATIVE

UPDATE AND ACTION PLAN AS OF 4.16.09

- **3/31/09** Representatives of the GH CDD, MA, ADC, CERT, Neighborhood Watch, and Village Forum met with Timber Weller, Wildfire Mitigation Specialist, Division of Forestry , and Lt. Lawrence Ruggieri and several other firefighters from the City of Palm Coast Fire Department. A Wildfire Mitigation Working Group was formed and walking tours of all Villages, common areas, and infrastructure commenced.
- **4/8/09** Timber Weller gave a presentation to GH CERT re support actions CERT Team can provide in a wildfire emergency.
- **4/9/09** Working Group walk-thrus continue.
- **4/13/09** Working Group walk-thrus continue.
- **4/22/09** Final walk-thru and Community Wildfire Mitigation Action Plan organizational meeting scheduled.

Action plan to include Grand Haven applying and joining FIREWISE COMMUNITIES USA and applying for State/Federal Wildfire Mitigation Grant . The State has received an initial \$900,000 in federal funds to be utilized ASAP on wildfire mitigation with local contractors as part of the Economic Stimulus and Recovery Package. Timber will coordinate plan and secure approval from SJRWMD. Timber will also aide in GH application to the FIREWISE COMMUNITIES USA Program.

Action requested by GH BOS at meeting 4/16/09:

Authorize previously appointed Wildfire Mitigation Liaison to work with Timber Weller to complete, sign-off, and submit above mentioned program and grant applications.

Partial summary of other discussion/action items follows:

Palm Coast Fire Department Lt. Ruggieri requested that the FOM periodically verify the operation of the gate SOS systems, and their loss of power default-to-open operation.

The Lt. also requested that our CERT Team chart the location of all fire hydrants on our CERT Team Search Sector maps, and provide copies to the City of Palm Coast Fire Department. The GH CERT Team agreed to chart the location of fire hydrants at the 4/8/09 meeting.

The Lt. also recommended installing street signs at T-type intersections denoting the right and left hand intersecting street house numbering system.

Re emergency fire road exits: Timber recommended the CDD/FOM check on the status of the County barriers at the south Park Road. These are overgrown with vegetation that should be cleared. If the fencing is of a fixed nature, the fencing should be changed to locked swing gates, with keys available for emergency exit. Likewise, when the new North Park fence is installed, it also should have a lockable swing gate for emergency fire egress. Signage should then be installed Indicating Emergency Fire Exit use. I have contacted Troy Harper, Chief Emergency Management Division , Flagler County Emergency Services. Troy has requested the County Engineer to evaluate clearing and converting to lockable swing gates the three barriers in place

between GH and the South Park Road to Herschel King Park. Troy commented that any signage would be the responsibility of the CDD. Troy provided an aerial map of these three barriers.

Re Wildfire Emergency Mandatory Evacuation Traffic Control: Troy Harper has requested the FCSO conduct a Traffic Control Safety Course for all GH CERT and NW volunteers interested. This course will be scheduled shortly.

A question was raised as to fire hydrant flushing in GH. The GH FOM will be requested to follow up with the PCFD re this item.

A question was raised as to whether an ordinance exists as to the directional placement of vents of above ground propane tanks. Venting direction should be verified by homeowners.

Re Firewise Landscaping : Timber recommended we trim back dead Spartina and other vegetation originally planted to shield street electrical transformers, phone company and other utilities, as utilities will be lost if the vegetation were to ignite around the boxes. Replacement with low combustible vegetation where possible is recommended. (List of lower combustible landscaping attached.)

Re Private Residence Landscaping: GHMA and its ADC to inform residents as to Firewise Practices. Communication thru Oak Tree Newsletter and other methods. PLM contractors to be instructed in Firewise practices. ADC to evaluate new and re-landscaping submittals with heightened Firewise awareness and perspective.

Exhibit C

PROPOSED GHCDD BOS BID POLICY GUIDELINES

CAPITAL

- >\$1000 min. 2 bids
whenever possible
- >\$3000 min. 2 bids
whenever possible, plus
DM approval
- >\$5000 min. 2 bids
whenever possible, plus
BOS approval

O & M

- <\$5000 min. 2 bids
whenever possible
- \$5K–15K min. 2 bids
whenever possible, plus
DM approval
- >\$15K min. 2 bids
whenever possible, plus
DM approval, plus
emergency approval
by Chairman (or BOS
emergency meeting)

Exhibit D

Operations Manager's Report

Board meeting 4-16-09

Main Gate Landscape Renovation

Dead palm trees at main entrance

- Installed in October,2007 (according to Austin Outdoor)
- No longer under warranty (1 year warranty)
- Austin checking for infestation (Trees & Soil)

Vines on brick columns-Austin has been spraying periodically

- (They will spray again) (No charge)

Currently obtaining proposal for main gate landscape renovation

2-Village center flat roof repairs-Status- complete

3-Centerpark pier repair- Status- repair in progress

4-North Park Road fence- status- installation in progress

5-Energy Savings issues – Status- in progress

6-Café kitchen equipment-Status-

- walking cooler- Installation in progress
- Upright freezer-installed
- Humidity Cabinet-shipping Friday 4-17-09

7-Propane Service

Exhibit E

GRAND HAVEN MEETING ATTORNEY REPORT LIST (4/16/09)
(PRELIMINARY)

1. NORTH PARK CONTRIBUTION ISSUE

There is still a final acceptance of the lift station pending. The developer indicates it is waiting on final construction drawings to be submitted by the Contractor so final DEP approval can be obtained. This is the same status as last month.

2. WILD OAKS PHASE 2 TURNOVER MATTERS

a. The developer at this point has not indicated that any progress was made on this matter since the last meeting.

b. Some consideration may need to be given to the maintenance of landscaping in Phase 2, which the developer will no longer perform.

3. R.A. SCOTT LITIGATION UPDATE

There has been no significant change since last month

4. DEVELOPER ISSUES

There has been no movement by the developer on our outstanding issues. A letter and invoice have been sent regarding the Creekside reimbursement.

5. RETAINING WALL ISSUE

In the regular board agenda, there will be a matter related to a retaining wall constructed on CDD property adjacent to Lot 40 in Riverwalk. Material submitted by the property owner suggests that there will be a possible structural failure or fire danger associated with removal of the retaining wall in the CDD common area. Short of any evidence that the CDD ever agreed to this wall being constructed or that there is a real and immediate danger (and I have not seen such evidence) I would recommend that the CDD require removal of the wall to avoid setting a precedent and to keep in compliance with any permits that may relate to the common area.