

**MINUTES OF MEETING
GRAND HAVEN
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Grand Haven Community Development District held a Continued Regular Meeting on Thursday, February 6, 2020, at 10:00 a.m., in the Grand Haven Room, at the Grand Haven Village Center, located at 2001 Waterside Parkway, Palm Coast, Florida 32137.

Present at the meeting were:

Dr. Stephen Davidson	Chair
Tom Lawrence	Vice Chair
Marie Gaeta	Assistant Secretary
Ray Smith	Assistant Secretary

Also present were:

Howard McGaffney	District Manager
Scott Clark (via telephone)	District Counsel
David Sowell	District Engineer
Barry Kloptosky	Operations Manager
Louise Leister	Horticultural Consultant

Residents present were:

Rob Carlton	Tom Byrne	Kathleen Fuss	Mike Wright
Denise Gallo	Vic Natiello	Ron Merlo	Mike Flanagan

FIRST ORDER OF BUSINESS

CALL TO ORDER/ROLL CALL

Mr. McGaffney called the meeting to order at 10:03 a.m. Supervisors Davidson, Lawrence, Gaeta and Smith were present, in person. Supervisor Foley was not present.

SECOND ORDER OF BUSINESS

PLEDGE OF ALLEGIANCE

All present recited the Pledge of Allegiance.

THIRD ORDER OF BUSINESS

BUSINESS ITEMS

A. Consideration/Ranking of Responses for Security Guard Services

This item was presented following Item 3B.

B. Continued Discussion: Proposed Purchase of Property at 425 Riverfront Drive

Mr. Clark reported the following:

Disclaimer: These summary minutes are intended to highlight the topics discussed, items being considered and actions taken.

GRAND HAVEN CDD

February 6, 2020

- Per the seller’s counsel, the two buildings under construction were expected to be completed in May or June.
- Incorporating contract provisions specifying that the District would not be obligated to close on the property until after the two buildings are completed was recommended.
- Mr. Jim Cullis, of Grand Haven Realty, was willing to assume the 24 units of entitlements, if he could use them on other properties that he owns, and then those properties could start paying the assessments of about \$53,000.

Mr. Clark noted issues to be addressed before an arrangement with Mr. Cullis could proceed and stated that a recommendation regarding the entitlements could not be made without further information. Whether entitlements would include rights to use CDD amenities, incorporating the properties into the District and remuneration to the CDD were discussed.

On MOTION by Supervisor Davidson and seconded by Supervisor Lawrence, with Supervisors Davidson, Lawrence and Smith in favor and Supervisor Gaeta dissenting, authorizing District Counsel to draft an agreement based on today’s discussions and Mr. Clark’s presentation, was approved. (Motion passed 3-1)

Resident and GHMA President Rob Carlton felt that, despite the financial incentive, allowing assumption of the entitlements could be a negative for the community.

▪ **Consideration/Ranking of Responses for Security Guard Services**

This item, previously Item 3A, was presented out of order.

Mr. McGaffney distributed ranking forms for the Board Members to complete.

Resident Mike Flanagan asked about the ranking process, since it could potentially be based upon opinion. Mr. Clark stated it was appropriate for the Board to evaluate the respondents and render their opinions based on what they have read and heard.

Mr. Clark left the meeting.

▪ **Continued Discussion: Proposed Purchase of Property at 425 Riverfront Drive**

Discussion of this item resumed.

Supervisor Davidson discussed an email from Mr. Cullis and stated that the proposal was extremely rudimentary. Mr. Flanagan was concerned because the Developer stated the site was highly commercial and fairly expensive to develop. Resident Vic Natiello echoed Dr. Carlton’s sentiments and expressed concern that, without GHMA oversight, patio homes could be used for daily rentals. In his opinion, while the CDD has gates and controls access, it does not

GRAND HAVEN CDD

February 6, 2020

control behavior. Discussion ensued regarding adding deed restrictions as a requirement, the City allowing the CDD to annex the property to collect assessments, the current owner currently paying assessments annually, who would pay assessments while the property is being developed, the ninth green project, rental restrictions, the District's past relationship with Mr. Cullis and a representative of the GHMA participating in discussions.

▪ **Consideration/Ranking of Responses for Security Guard Service**

Discussion of this item resumed.

Mr. McGaffney reported the ranking results, as follows:

Number 1: Guard One Security

Number 2: Ramco Protective

Number 3: Allied Universal

On MOTION by Supervisor Davidson and seconded by Supervisor Gaeta, with all in favor, authorizing District Counsel to draft a form of agreement and for Staff to negotiate the terms with the Number 1 ranked company, Guard One Security, followed by the Number 2 and Number 3 companies, if necessary, was approved.

On MOTION by Supervisor Gaeta and seconded by Supervisor Davidson, with all in favor, authorizing Staff to terminate the agreement with Allied Universal, under terms of the agreement, and negotiate the termination date, was approved.

FOURTH ORDER OF BUSINESS

SUPERVISORS' REQUESTS

Supervisor Smith advised Mr. Kloptosky that it would be necessary to monitor guard services during the transition. Discussion ensued regarding the transition. Mr. McGaffney would work with Mr. Kloptosky and Mr. Clark to ensure a smooth transition.

FIFTH ORDER OF BUSINESS

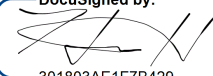
ADJOURNMENT

There being no further business to discuss, the meeting recessed.

On MOTION by Supervisor Davidson and seconded by Supervisor Lawrence, with all in favor, the meeting adjourned at 10:48 a.m.

GRAND HAVEN CDD

February 6, 2020

DocuSigned by:

301803AE1F7B429...

Secretary/Assistant Secretary

DocuSigned by:
Dr. Davidson
828E2746DE8C40C...

Chair/Vice Chair