

An aerial photograph of a large, luxurious residential development. The complex features numerous white buildings with terracotta roofs, arranged in a semi-circular pattern. The development is surrounded by lush greenery, including golf courses and manicured lawns. A large body of water, likely a harbor or lagoon, is visible in the background, with a city skyline in the distance. The text "GRAND HARBOR" is overlaid in large, bold, orange letters across the top half of the image.

GRAND HARBOR

102

INFORMATION SESSION

GRAND HARBOR 102

- **PURPOSE OF MEETING:**

- ***DISCUSS KEY ISSUES WITH RESIDENTS AND CLUB MEMBERS***
- ***PRESENTED BY RESIDENTS, NOT GHCA OR CLUB***
- ***OPPORTUNITY TO ASK QUESTIONS ABOUT ISSUES***
- ***PRESENT FACTS – NOT RUMOR OR SPECULATION***
- ***SERIES OF ANNUAL PRESENTATIONS AND UPDATES***

GRAND HARBOR 101

- **GRAND HARBOR OVERVIEW:**
 - ***DEVELOPER***
 - ***HOME AND PROPERTY OWNER'S ASSOCIATIONS***
 - ***GRAND HARBOR COMMUNITY ASSOCIATION***
 - ***GRAND HARBOR GOLF AND BEACH CLUB***

GRAND HARBOR 101

GH COMMUNITY ASSOCIATION vs. GH CLUB

- **GHCA RESPONSIBILITIES:**

- ***COMMON GROUNDS***
- ***LANDSCAPING***
- ***ALL AREAS NOT CONTROLLED BY CLUB OR ASSOCIATIONS***
- ***LAKES AND ESTUARIES***
- ***COMMON ROADS***
- ***MANGROVES***
- ***ARCHITECTURAL STANDARDS***
- ***SECURITY ISSUES***

- **CLUB RESPONSIBILITIES:**

- ***CLUBHOUSE***
- ***GOLF COURSES***
- ***BEACH CLUB***
- ***PRACTICE FACILITIES***
- ***TENNIS FACILITIES***
- ***CLUB POOL***
- ***BOCCE***

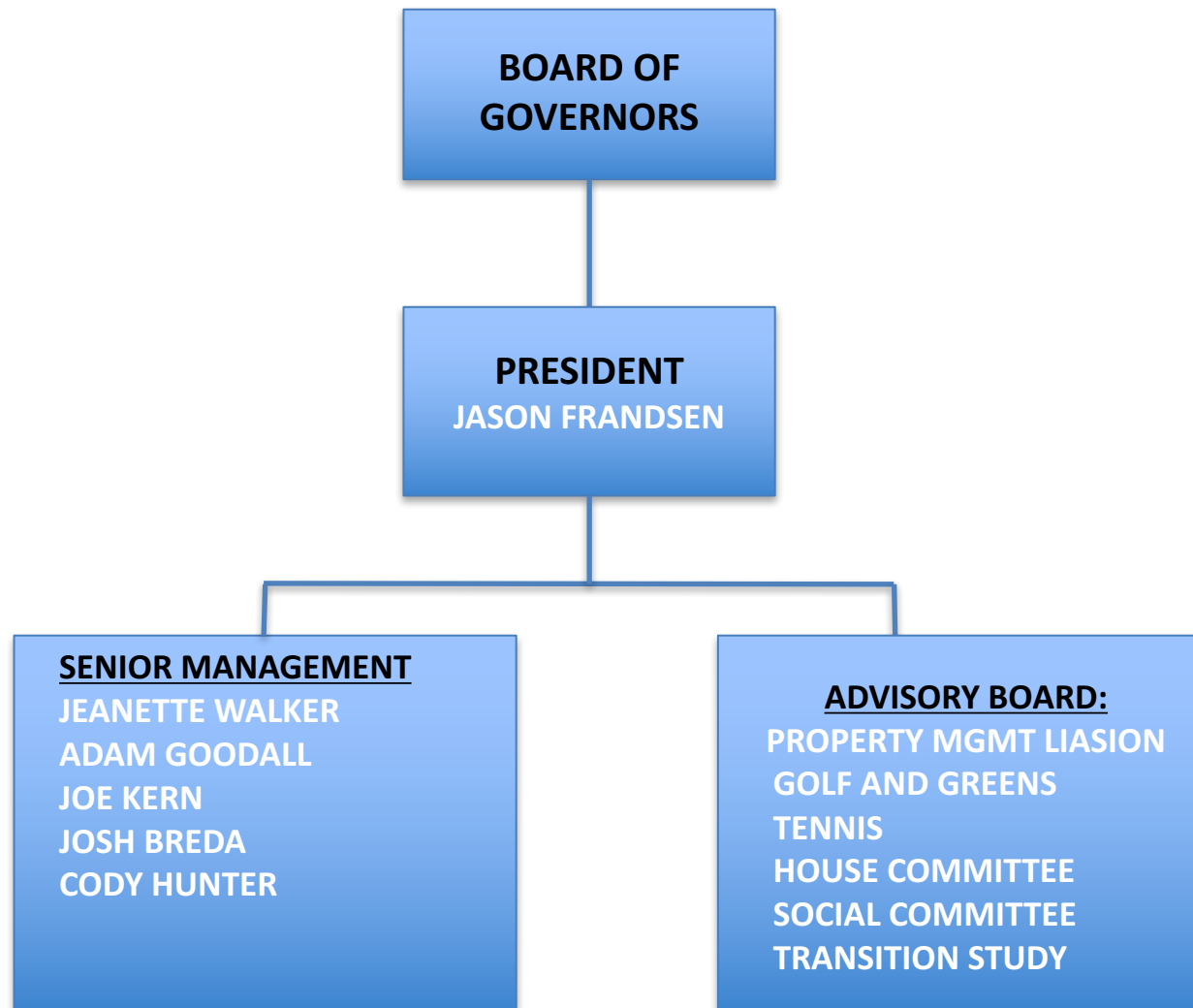
GRAND HARBOR 101

GRAND HARBOR LEGAL STRUCTURE



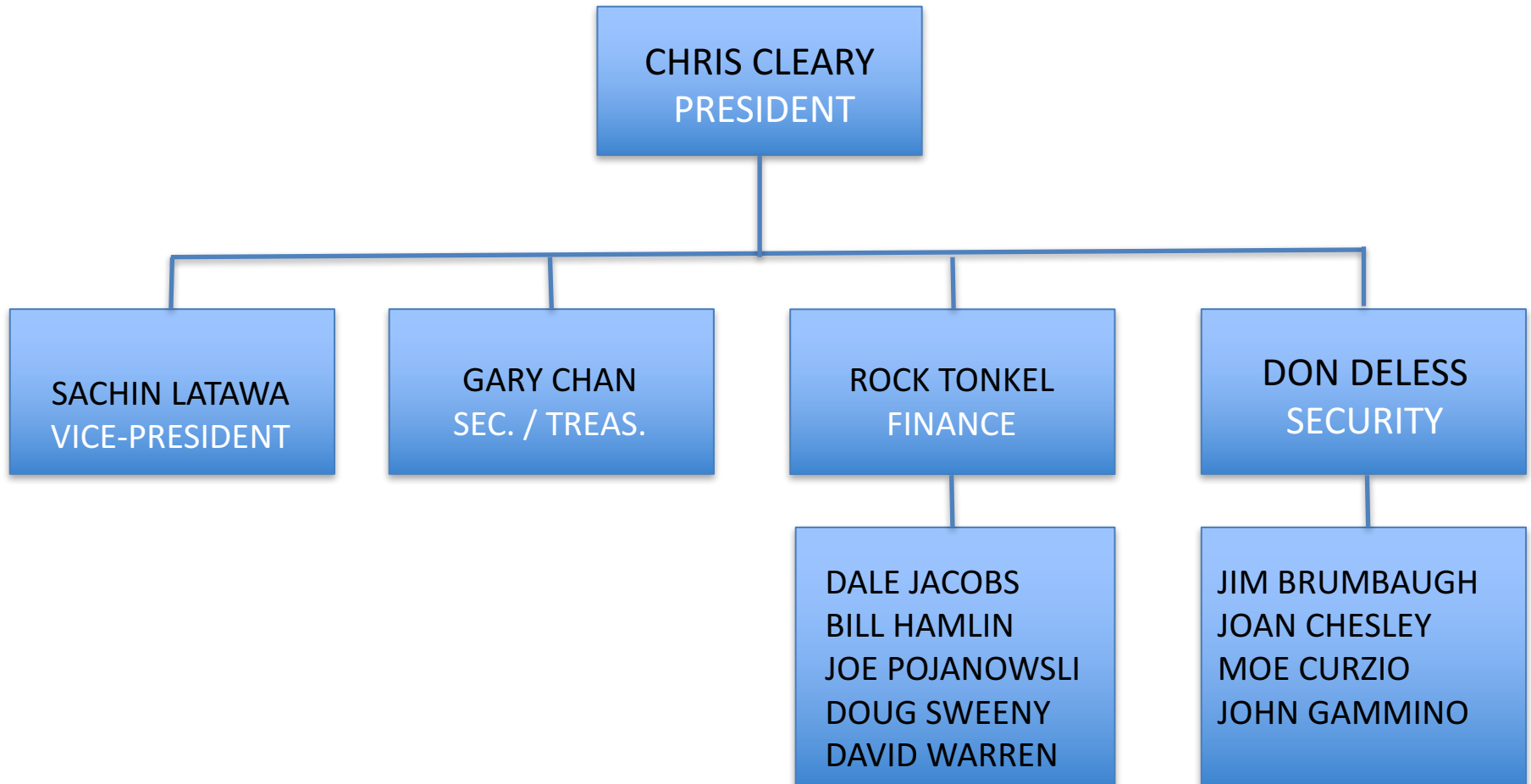
GRAND HARBOR 101

GRAND HARBOR GOLF AND BEACH CLUB, INC.

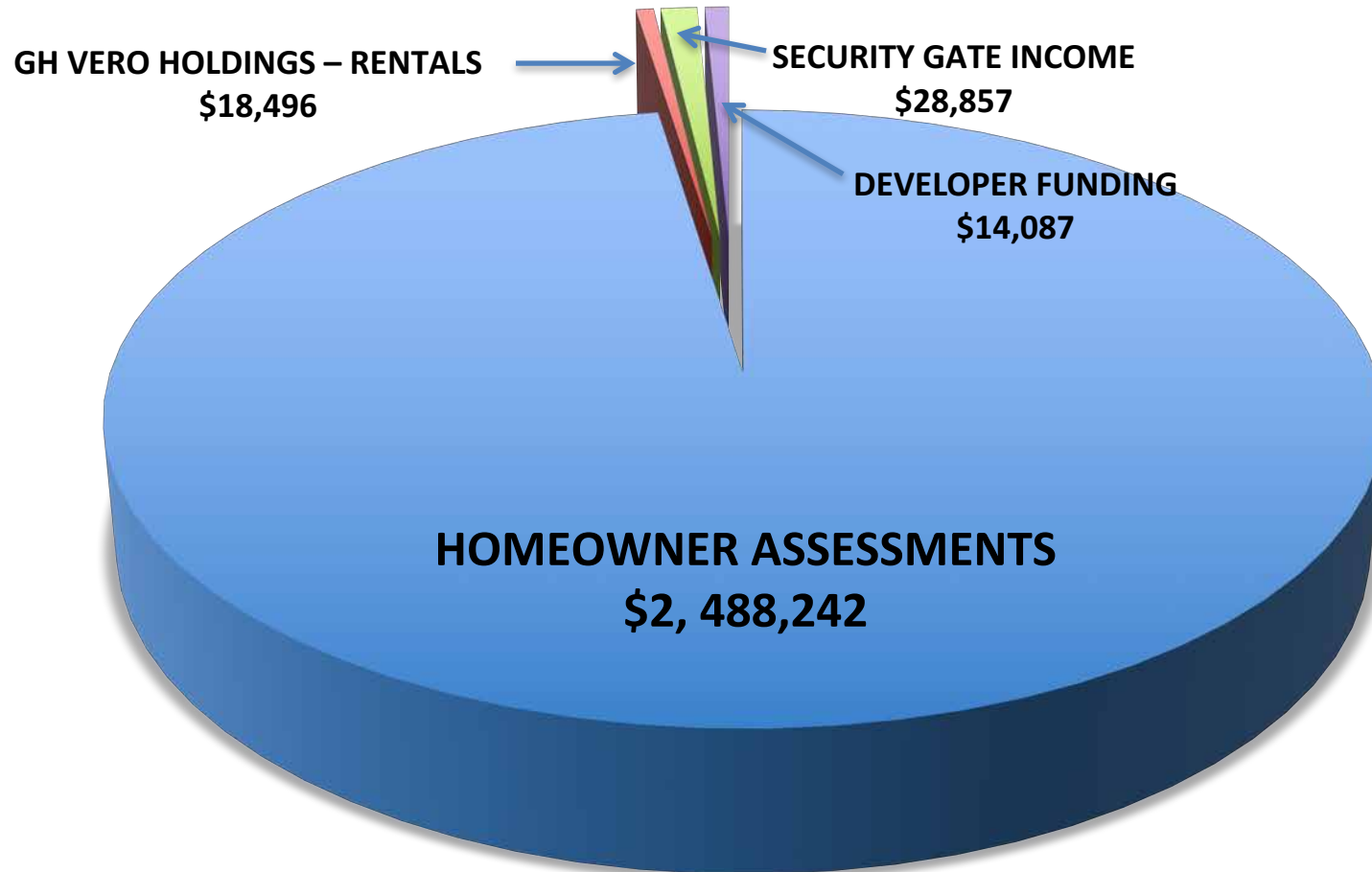


GRAND HARBOR 101

GHCA BOARD STRUCTURE



2017 GHCA INCOME BUDGET - \$2,550,132



GRAND HARBOR 101

- KEY POINT!!

–*TURNOVER OF GHCA TO THE GRAND HARBOR RESIDENTS HAS NOTHING TO DO WITH THE TURNOVER OF THE GRAND HARBOR GOLF AND BEACH CLUB!*

GRAND HARBOR FUTURE CONSTRUCTION





GRAND HARBOR 102

- THE FALLS – II AND III

- *FALLS II – 30 LOTS*

- *FALLS III – 37 LOTS*

GRAND HARBOR 102

- THE FALLS – II AND III

- *FALLS II – 30 LOTS*

- *FALLS III – 37 LOTS*

- THE RESERVE

- *PHASE 1 – 59 LOTS*

- *PHASE 2 – 41 LOTS*

GRAND HARBOR 102

- LAGUNA VILLAGE
 - *25 LOTS*

GRAND HARBOR 102

- LAGUNA VILLAGE

- 25 LOTS

- OSPREY VILLAGE

- **RETAIL / OFFICE BUILDINGS**

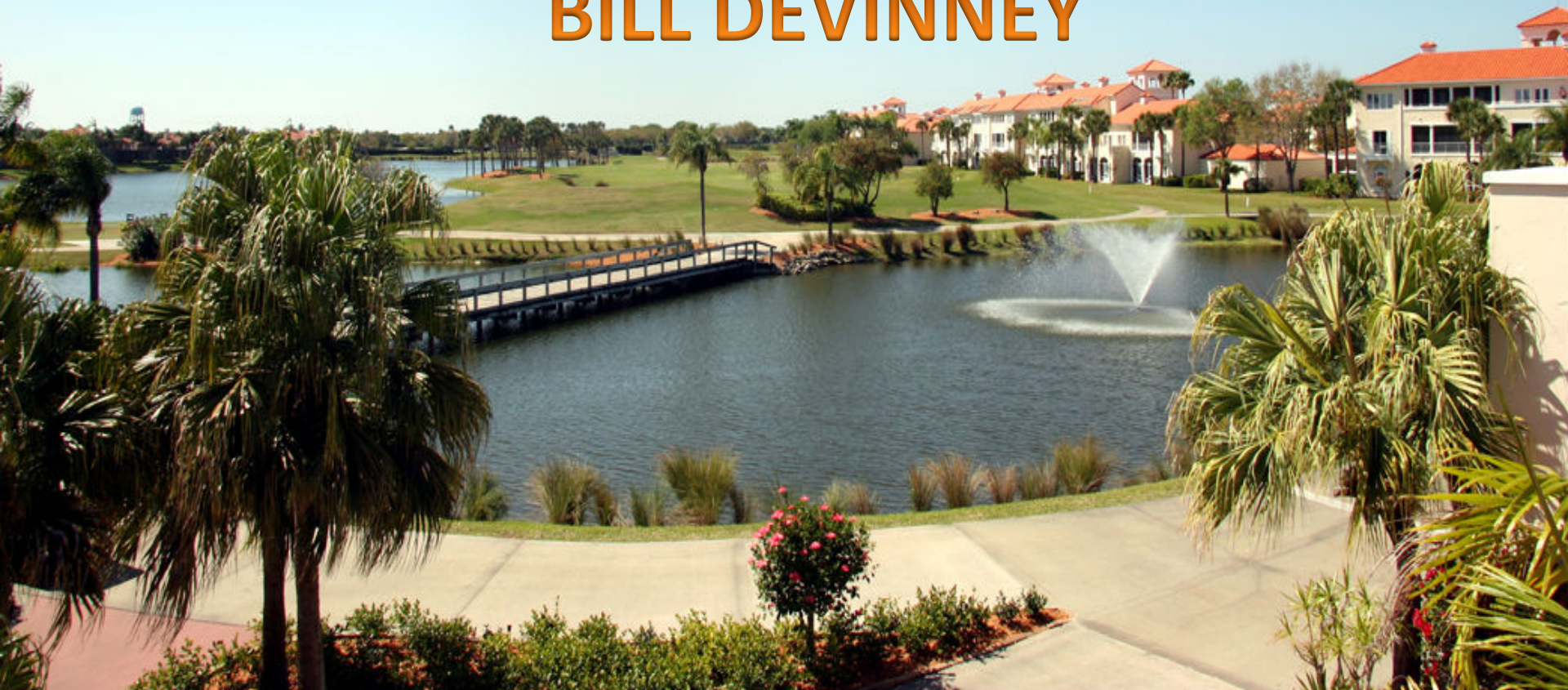
- **CONDOS OR SINGLE HOMES - #?**

GRAND HARBOR 102

- **TOTAL # OF UNITS IN GRAND HARBOR**
 - ***CURRENT # - 1383 UNITS***
 - ***TOTAL # AT BUILDOUT - ~1575 w/o OSPREY VILLAGE***
 - ***DRI LIMIT – 3206 UNITS***
 - ***NO FIRM TIMELINE FOR COMPLETION***

GRAND HARBOR GOLF AND BEACH CLUB

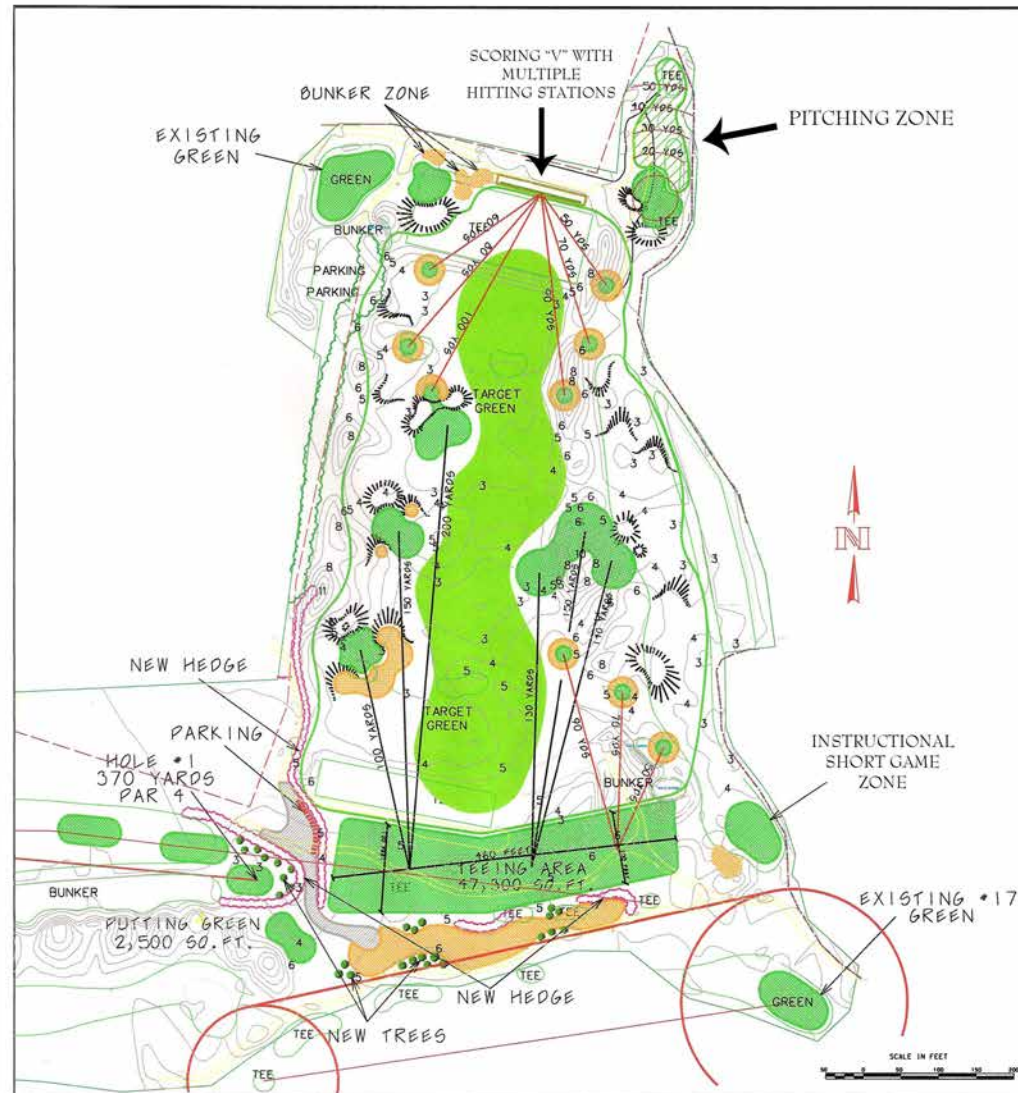
BILL DEVINNEY



GRAND HARBOR 102

- **UPDATE ON GOLF PERFORMANCE CENTER**
- **UPDATE ON NEW HARBOR #3**

GRAND HARBOR
Golf Performance
Centre



NEW HARBOR COURSE #3





GRAND HARBOR COMMUNITY ASSOCIATION

ROCK TONKEL

GRAND HARBOR 102

- **GHCA TURNOVER – “END OF DEVELOPER CONTROL”**
 - ***ALL INDICATIONS ARE THAT GHCA WILL TURNOVER TO RESIDENTS ON 12/31/2020.***
 - ***THIS DATE MAY CHANGE – BUT WE HAVE TO PREPARE FOR THIS TIMEFRAME.***
 - ***RESIDENTS HAVE 3 ½ YEARS TO PREPARE TO ASSUME CONTROL OF GHCA.***

GRAND HARBOR 102

- **GHCA TURNOVER – POSITIVES**

- ***AFTER TWO YEAR “VETO PERIOD”, WE WILL MAKE ALL OF THE GHCA DECISIONS***
- ***GH RESIDENTS WILL CONTROL THEIR OWN DESTINY WITH MANAGEMENT AND POLICIES OF GHCA***
- ***GH RESIDENTS WILL ELECT THE MAJORITY OF THE GHCA BOARD***
- ***GH RESIDENTS WILL HAVE THE ABILITY TO APPROVE CAPITAL IMPROVEMENTS***
- ***COMMUNICATIONS WITH THE GHCA BOARD SHOULD IMPROVE***

GRAND HARBOR 102

- GHCA TURNOVER – NEGATIVES
 - *GH RESIDENTS' LEARNING CURVE ON GHCA PROCESS*
 - *NATURAL CONFLICT WITH THE DEVELOPER*
 - *LEARNING CURVE OF THE PROPERTY MANAGEMENT REPLACEMENT*



GRAND HARBOR COMMUNITY ASSOCIATION

DALE JACOBS

GRAND HARBOR 102

- **WORK TO BE DONE BETWEEN NOW AND 12/31/2020.**
 - ***UNDERSTAND INTERNAL SYSTEMS, POLICIES AND PROCEDURES TO MANAGE GHCA DAILY ACTIVITIES***
 - ***BUDGETING AND FINANCIAL MANAGEMENT – UNDERWAY***
 - ***REGULATORY AND LEGAL REQUIREMENTS TO COMPLY WITH FEDERAL, STATE AND COUNTY REGULATIONS***
 - ***INSURANCE COVERAGES***
 - ***UNDERSTAND ALL OF GRAND HARBOR ASSETS:***
 - ***CURRENT CONDITIONS***
 - ***USEFUL LIFE***
 - ***COSTS OF REPLACEMENT OR REPAIR***
 - ***NEGOTIATE WITH DEVELOPER AND/OR RESERVE FUNDS FOR ASSETS THAT NEED TO BE REPAIRED OR REPLACED***

GRAND HARBOR 102

- **WHAT ASSET CATEGORIES NEED TO BE EVALUATED?**
 - ***ROADWAYS / PAVING***
 - ***IRRIGATION SYSTEMS – PUMPS AND LINES***
 - ***STORMWATER DRAINAGE SYSTEM – LAKES AND ESTUARIES***
 - ***LIGHTING***
 - ***SIDEWALKS***
 - ***SIGNAGE***
 - ***MAIN FOUNTAIN***
 - ***LANDSCAPING***
 - ***GUARD HOUSES***
 - ***TUNNELS AND BRIDGES***
 - ***SEAWALLS***
 - ***FENCING / GUARD RAILS***
 - ***SECURITY SYSTEM***
 - ***CAMERAS***
 - ***GATES***
 - ***MONITORING DEVICES***

GRAND HARBOR 102

- **ASSET ASSESSMENTS THAT ARE UNDERWAY:**
 - ***ROADWAYS AND PAVING***
 - ***IRRIGATION SYSTEMS***
 - ***STORMWATER DRAINAGE SYSTEM***
 - ***MAIN FOUNTAIN***
 - ***STREET LIGHTS***

GRAND HARBOR 102

- DISCRETIONARY CAPITAL IMPROVEMENT PROJECTS

- PROJECTS PROPOSED FOR 2017

- FOUNTAIN REPAIR
 - GRAND HARBOR FRONT ENTRANCE
 - ENHANCE APPEARANCE
 - IMPROVE LIGHTING
 - PAVERS AT CIRCLES

- FOCUS OF FUTURE PROJECTS RELATED TO GH PROPERTY

- ACTIVE LIFESTYLE
 - NATURAL HABITAT
 - ENHANCEMENT OF GRAND HARBOR PROPERTY VALUE



GRAND HARBOR COMMUNITY ASSOCIATION

BILL HAMLIN

GRAND HARBOR 102

- **CAPITAL IMPROVEMENT PROJECTS**

- ***DEFINE AND DEVELOP PROCESS AND CRITERIA TO EVALUATE RECOMMENDATIONS FROM GH RESIDENTS***
- ***ENSURE RESIDENT'S AND HOA INPUT***
- ***DEVELOP COST ESTIMATES, PRIORITIES AND FUNDING***

GRAND HARBOR 102

- **FUNDING OF PROJECTS**
 - ***CURRENT RESERVE FUNDS***
 - ***COMCAST PAYMENT***
 - ***DEVELOPER CONTRIBUTIONS***
 - ***HOMEOWNER FEES***
 - ***SPECIAL ASSESSMENTS***

QUESTIONS?