

HOA PRESIDENTS' INFORMATION SHEET – JULY 2019

PRESIDENT'S UPDATE:

After announcing our need for second and third round funding of \$100 each per home at our April meeting with the HOA Presidents, we quickly received over \$30,000 in May, split between second and third round contributions. Unfortunately, in June and so far in July we have only received an additional \$8,000 even though the announced due date for round two funding was July 1. As explained more fully in the Treasurer's Report below, it is becoming urgent that we receive the rest of round two funding as soon as possible. Any additional round three funding we receive would also be very welcome.

Our LLC activity this month is heavily weighted toward the asset inspections being conducted for us by our engineering firm, Kimley-Horn. A recap of this activity is in the Engineering Committee Report below. Other committees are awaiting responses from GHCA to our Due Diligence list that was given to the Developer. Summer work will resume for these committees as responses and documents are received.

As all of the HOA Presidents recently learned in a personal note from David Warren, he and Linda will be leaving Grand Harbor next month and relocating to the Dallas, Texas area. David has been our Communications Director since the first week the LLC Board was created and he will be greatly missed. He has performed three functions for us: he has been the Communications Director, he has acted as the primary direct communicator with individual HOA Presidents, and he has been an overall advisor to the LLC Board, and especially to me in my role as President.

To backfill after David's departure, I will take over personally as Communications Director and Doug Marquis, our LLC Secretary will assume David's second role as primary communicator with individual HOA Presidents. Most, if not all of you, know Doug as a long time and very active Grand Harbor resident who now lives in Oak Harbor. Doug will continue to have LLC responsibility for all things that touch Oak Harbor and he will continue as our Secretary.

David's unofficial advisory input to me and the Board cannot be replaced since no one else has his level of Transition Committee experience over many years. Nevertheless, he has offered to be available in Dallas should the occasional need arise for his input in the future. All of us should thank David for the years of dedicated service he has given our community.

TREASURER'S REPORT:

The flow of second round funding has slowed dramatically from the prior month. We have only received \$1,500 since the last report. There is a built-in delay in receiving mailed checks since

they are being forwarded from Vero Beach to New Jersey during the summer months, and many HOAs need to collect the funds first.

Our current cash available is \$64,000. This is not sufficient to be able to pay for the remainder of the engineering inspections currently in progress plus the unexpected pipe cleaning expenses that we have had to assume since there are no more discretionary funds available in the 2019 GHCA budget, as explained last month.

Please make sure your property management company issues the second round \$100 per door funding now (due date is July 1) so that we can pay our contractual obligations.

CURRENT CASH POSITION:

Member Contributions:	\$138,900
Voluntary Contributions:	<u>14,400</u>
Total Contributions:	\$153,300
Legal Expenses:	\$50,556
Legal Retainer:	25,000
Insurance:	2,726
Engineering:	10,612
Administration:	<u>255</u>
Total Expenses:	\$89,149
Cash Balance:	\$64,151

LEGAL COMMITTEE:

During the past month the Legal Committee reviewed findings on the Harbor Pointe Bridge failure and worked with outside counsel to ascertain the appropriate role for the LLC in this matter. The conclusion was that it is generally outside the LLC mandate and should be handled by GHCA's resident directors. The LLC does intend to stay informed, particularly as more is learned about the cause of the failure.

ENGINEERING AND ASSET EVALUATION COMMITTEE:

This past month the Kimley-Horn (K-H) structural engineering team was onsite and completed their work. We reported in a special communication that they found the second bridge going out to Harbor Pointe to be structurally deficient and a major safety issue. We immediately informed the President of GHCA, Joe Colasuonno, and other interested parties. The eastern

half of the bridge was quickly closed to traffic and the western half was restricted to vehicles weighing under 10 tons. The management of traffic and the process of assessing the structure, designing a remedy, and getting the bridge back to full service is in the hands of GHCA management and Board. The LLC will monitor progress but we are not directly involved at this point.

Secondly, we were advised that the project manager we have been working with at K-H was leaving the company and we have a new project manager, Chris Hollen. Chris works out of their Vero Beach office and he has worked hard to get up to speed, but we have lost some time getting everything done. The majority of the field work has already been completed, leaving just two large items and several small items to complete. The large items are the pond pipe scoping and cleaning and some soil and ground water testing that we plan to do. We are finalizing the contracts for those two activities and hope to get them underway shortly.

K-H is now working on compiling all the reports of their findings from the onsite inspections. We expect to receive drafts for the Estuary and Structural inspections within two weeks. Other report drafts will follow on the roads, landscaping, signage, etc. that are part of the scope of our engagement with K-H.

FINAL NOTE:

Please make sure that your HOA's second round funding is on its way to us ASAP and please also continue to forward this and every monthly Information Sheet on to your homeowners. Thank you.

Jeff Caso
President, on behalf of the Board