HOA PRESIDENT'S INFORMATION SHEET - JUNE 2020

PRESIDENT'S REPORT:

All but a few Member HOAs have now submitted their fourth round of funding (the only funding requested in 2020) and several non-members in The Reserve and in Oak Harbor have also made voluntary contributions. We thank you all very much and ask that the remaining Member HOAs please send us their contributions as soon as possible.

It can no longer be a surprise that the Developer is avoiding responding to our claims for Remediation and Reserve payments, but it is a bit shocking that we cannot even get a response about the non-financial elements of the Transition. Please see the Legal Report for the latest.

Shortly after issuing our HOA Presidents' Information Sheet for last month we received several questions about the wisdom of allowing the turnover of GHCA to occur at the end of this year if we had not yet completed negotiations on the financial claims. To clarify for everyone, the process laid out in original Grand Harbor documents stipulates that by contract the Developer either had to request and receive approval for an extension of control or had to turn GHCA over to a resident-controlled Board by the end of 2020. An extension was never requested so the Transition will occur. However, if we have not completed negotiations over the financial claims at Transition, negotiations will continue until agreement is reached, and none of our rights will have been lost as a result of the Transition.

We would like to assure all residents that while our LLC Board has not met in person for several months, we remain in regular contact via email, phone and conference calls. Last year at this time the five of us were in different parts of the world for the summer, but Covid-19 has kept all but one of us here in Vero Beach. We have a lot of preparation to do to be ready for the Transition in six months, and we will need the Developer to participate in part of the process, but it will get done.

TREASURER'S REPORT:

$95,600 in Member funds and non-member contributions have been received since the first of this year. We currently have $87,089 in the bank. We have received about 80% of the total expected fourth round of funding. Please make sure you advise your property manager that these funds are now due if your HOA has not yet contributed. Thank you.

CURRENT CASH POSITION:

Beginning 2020 Cash Balance:		$125,197
Member 2020 Contributions:		$91,700
Voluntary 2020 Contributions:		$3,900
Total Contributions:		$95,600
Engineering Expenses:	$4,650	
Legal Expenses:	112,711	
Litigation Retainer:	10,000	
Administration and Insurance:	6,347	
Total Expenses:	$133,708	
Ending Cash Balance:		$87,089

LEGAL COMMITTEE:

Our counsel is continuing to reach out to Developer's counsel to try and engage Developer's counsel on both our claims and on process items, such as the election of a new GHCA Board, creation of a new budget and integration of a new management company, all of which should be in place by year end.

Unfortunately, counsel's emails and voice mails are not being responded. Developer's designated business contact has also been unresponsive. We are reviewing our options to compel Developer to get involved in the Transition process.

FINANCE AND ACCOUNTING COMMITTEE:

The Finance Committee has just recently received some of the supporting documents for the analysis of the 2019 Financial Statements. We are in the process of updating the Financial Committee Report to reflect the latest changes for this document.

ENGINEERING AND ASSET EVALUATION COMMITTEE:

No activity to report this month.

OPERATIONS COMMITTEE:

On June 2nd the Operations Committee held an informational meeting with the four prospective Property Management companies being considered to manage GHCA post-turnover. We reviewed the Request for Proposal "RFP" that had been distributed and answered the questions the candidates raised.

Lance Hall provided an overview of the work that Kimley-Horn and the Engineering Committee performed, and how those findings relative to the condition of the GHCA infrastructure would place particular demands on the new Property Manager for GHCA post-turnover. We also toured several of the prospects around Grand Harbor and Oak Harbor to give them a broader understanding of the property and its constituent parts related to GHCA.

Each of the candidates responded to the RFP by the previously set delivery date of June 23. We are now undertaking the review of each proposal, raising any necessary clarifying questions with the vendors, comparing each of the candidates with the others, and preparing to recommend the best candidate to the GHCA Board.

FINAL NOTE:

We send this monthly Information Sheet to HOA Presidents and they see to it that all residents receive a copy. We are both grateful and honored to have this monthly opportunity speak with Grand Harbor and Oak Harbor residents. No one else has the opportunity to reach everyone and we take it seriously.

This month we feel a need to point out the obvious. We all sheltered in place for many weeks when the coronavirus really was not a local issue. During the first three months of the pandemic Indian River County had very few new positive cases every week, averaging less than 2 per day. However, Covid-19 community spread has now come to Indian River County, and we are currently registering an average of 25+ new positive cases every day. We actually have more reason to be smart and stay safe now than we did before.

Everyone has to make their own choices, but we would like to reassure our cautious neighbors that you are right to be cautious. The risk of that person in the aisle at Publix being contagious is much greater than ever before. We are the vulnerable ones. We have to look after ourselves and each other in order to remain safe. You are doing the right thing.

See you next month.

Jeff Caso
President, on behalf of the Board