HOA PRESIDENT'S INFORMATION SHEET – MAY 2020

PRESIDENT'S REPORT:

As is noted in the Treasurer's Report below, we have begun to receive contributions from members and non-members alike for the current round of $100 per household funding that we called last month. This is the only call for funding that we anticipate in 2020 but we do need HOAs to forward their contributions to the LLC as soon as possible. Thank you.

We had hoped to be able to pass along substantive developments this month on the legal side, but as noted in the Legal Report the Developer keeps engaging new attorneys. Our counsel has been bouncing from one attorney to another without progress being made.

However, we are progressing in other areas as is noted in the Operations Report. No matter how long the Developer delays starting negotiations on our claims, there will be a transition of GHCA to resident control at the end of this year. We will have a new Property Management Company ready to take over and we will have elected a new resident controlled GHCA Board.

Due to the number of questions that we receive I feel a need once again to differentiate for everyone between our LLC activities related to the transition of GHCA and the Grand Harbor Club issues between club members and the Developer. The committee working on behalf of Grand Harbor Golf and Beach Club members is GHMA, Grand Harbor Member Association, and we are Grand Harbor and Oak Harbor Transition, LLC representing all residents of Grand Harbor and Oak Harbor in preparation for the turnover of GHCA, Grand Harbor Community Association. It is confusing, but they are entirely separate activities.

TREASURER'S REPORT:

We currently have $60,515 in the bank and we have begun to receive the fourth round of LLC funding that was called last month. So far, $39,300 of member funds and non- member voluntary contributions have been received. That represents about a third of the total expected funding.

CURRENT CASH POSITION:

Beginning 2020 Cash Balance:		$125,197
Member 2020 Contributions:		$38,700
Voluntary 2020 Contributions:		600
Total Contributions:		$39,300
Engineering Expenses:	4,650	
Legal Expenses:	83,343	
Litigation Counsel Retainer:	10,000	
Administration and Insurance:	5,989	
Total Expenses:	$103,982	
Ending Cash Balance:		$60,515

LEGAL COMMITTEE:

Our counsel has been contacted by a law firm representing the insurance company which issued a Directors and Officers Liability policy covering the Board of GHCA and that firm will be representing the Directors with respect to our claims.

A conference call occurred earlier this week between our counsel and the insurance company attorney who was joined by another lawyer engaged by the Developer. He was described as defending all claims against Icahn. We will be sending a demand letter to the attention of this new attorney.

FINANCE AND ACCOUNTING COMMITTEE:

The Finance Committee previously requested a copy of the 2019 GHCA Audit Report that is prepared each year by a third-party accounting firm. We have been told by the Developer's accounting department that the report and related supporting documents will be delivered shortly.

ENGINEERING AND ASSET EVALUATION COMMITTEE:

No activity to report this month.

OPERATIONS COMMITTEE:

The Operations Committee has released a Request For Proposal "RFP" to five prospective Property Management companies for their response regarding taking over the administration of GHCA from the Developer on or about January 1, 2021. Submissions responding to the RFP are to be returned to the LLC by June 22. We expect to be in a position to make a recommendation to the GHCA Board no later than mid-July.

We intend to overlap the new Property Management company with the Developer's staff commencing October 1 and through the 2021 GHCA Budget drafting period. This would permit a seamless transfer of responsibility.

FINAL NOTE:

Thanks in advance to all HOAs for their funding contributions which we hope to receive as soon as possible.

Our best wishes to all Grand Harbor and Oak Harbor residents as we start to emerge carefully from hibernation. We need to remember that we are Covid's prime target group, so let's be smart and stay well.

Jeff Caso
President, on behalf of the Board