

HOA PRESIDENTS' INFORMATION SHEET – NOVEMBER/DECEMBER 2020

GRAND HARBOR AND OAK HARBOR TRANSITION, LLC

THE FINAL EDITION

PRESIDENT'S REPORT:

As was announced to HOA Presidents on Friday by the Nominating Committee, the election of three resident GHCA Directors was completed with Roger Andrus, Lance Hall and Jeff Caso becoming new members of the GHCA Board. Immediately afterward, a Special Meeting of the Board commenced with one Developer Director, Mike Zavesky, submitting his resignation, thereby completing the transition of majority control of the GHCA Board to residents.

The first order of business in the special meeting was the election of officers, resulting in this composition of the new resident-controlled GHCA Board:

Jeff Caso - President
Lance Hall - Secretary and Treasurer
Roger Andrus - Vice President
Chris Card - Developer Director
Danica Bahadur - Developer Director

Roger, Lance and I are honored and humbled by the trust that has been placed in us. Thank you. We will do our best to insure that GHCA runs smoothly in coordination with the Developer Directors, that it communicates to our member residents frequently, and that it balances addressing current operations and urgencies with planning for the future.

Reporting on the first meeting of the Board will be done separately through GHCA, but I would like to provide you with a condensed version of my opening remarks, all of which were acknowledgements and thanks.

1. Thanks to my colleagues on the Transition LLC Board of Managers: Roger Andrus, Lance Hall, Bob Garrison and Doug Marquis. We started out barely knowing each other, except for Roger and Lance, and we had some growing pains, but before long we became a pretty high performance team. That does not always happen.
2. I would like to acknowledge the other three candidates for the GHCA Board: Neil Leach, Randy Old and Dennis Stapleton. There will be another election for two positions on the Board next Fall and we hope you will consider running again.

3. I would like to thank the two previous GHCA Presidents with whom I worked closely on the Transition throughout 2019 and during the early part of this year before the attorneys started controlling communication. Both Joe Colasuonno, and more recently Chris Card, were always available for one on one meetings with me which were held in an atmosphere of openness, cooperation and mutual respect.
4. Thanks to the Nominating Committee who organized and tabulated the Board election: Chairman Tom Lauda, Bob Garrison, Doug Marquis and Bob Cashill, along with Chris Card and Danica Bahadur.
5. Thanks to all the HOA Presidents who served during the last two years. You were our key members and our message carriers and deliverers, enabling the five of us to communicate back and forth with 1,100 residents through you.
6. Thanks to all the former Resident Directors of GHCA, all of whom represented the community in a minority capacity over the decades.

At this point in the meeting I asked Chris Card if he would like to say a few words, and he did. He welcomed us to the GHCA Board and wished us well both in general and in our individual positions. Thank you, Chris.

The rest of the Board meeting will be reported on separately through GHCA.

TREASURER'S REPORT:

I am pleased that we received almost all of our fourth round of funding with the recent addition of voluntary contributions from several non-member Oak Harbor HOAs. In recent months we have incurred some significant legal bills as we dealt with the Developer's legal counsel to complete the official transfer of control of the GHCA Board that occurred on December 4, 2020. Those recent funding contributions were both welcome and needed. There are still some details to the transfer that need to be completed, but that will all be done within GHCA itself. As a result of the transfer we have begun to wind down the affairs of GHOH Transition, LLC.

To begin that winding down of affairs, we have applied the retainer balances being held by counsel to their final bills in accordance with the terms of the retention agreements. We currently have \$19,205 of cash in the bank and bills to pay that amount to about \$19,000 so that will reduce our funds balance to close to \$0 by December 31, 2020. This underscores the significance of the funding contributions we recently received.

CURRENT CASH POSITION:

Beginning 2020 Cash Balance:		\$125,197
Member 2020 Contributions:		\$101,000
Voluntary 2020 Contributions:		<u>16,400</u>
Total Contributions:		\$117,400
Engineering Expenses:	\$4,650	
Admin and Insurance:	7,160	
Accounting Expenses:	5,500	
Legal Expenses:	<u>\$206,082</u>	
Total Expenses:	\$223,392	
Current Cash Balance:		\$19,205

LEGAL COMMITTEE:

Now that control of the Board has passed to the residents, the legal focus will be on fulfilling GHCA obligations to the Members, including compliance and enforcement of the provisions of the Declaration of Covenants, and seeking a satisfactory resolution with the Developer of the claims which have been outstanding since last February.

FINANCE AND ACCOUNTING COMMITTEE:

The Finance Committee has prepared a proposed GHCA budget for 2021 as requested by the Transition LLC Board and made modifications as the Board updated their requirements. We have volunteered to assist the new GHCA Board of Directors with their assumption of the community's operations after the turnover, should they request further input from our committee.

ENGINEERING AND ASSET EVALUATION COMMITTEE:

No activity to report.

OPERATIONS COMMITTEE:

Operations was focused on the design and construction of a “stand alone” insurance program for the business risks of GHCA until late in the month when the Developer announced that they would be doing the insurance placement. We have since reviewed the insurance program placed by the Developer and will engage our insurance broker to review critically the coverages placed and the efficacy of the program relative to the needs of GHCA.

We also supported the GHCA Board Election Committee chaired by Tom Lauda to a successful conclusion.

FINAL NOTE:

The five of us on the Transition LLC Board are grateful for having had the privilege of communicating through the HOA Presidents to all 1,100+ Grand Harbor and Oak Harbor residents every month during the past two years. We were fully aware that no other entity has had that opportunity and we have always taken it very seriously.

The three of us who now are moving on to the GHCA Board intend to open that Board up to residents more than has been the case. We expect to have more frequent Board meetings and to keep you regularly up to date on what we are about to do, what we are doing, and what we have just done.

On a personal note, I will continue to try to find new ways to explain what GHCA is, how it differs from the Club and from the network of neighborhood HOAs. Eventually there may be a breakthrough toward universal understanding. At least I hope so.

I have always tried to end these reports with a smile or something positive, and this last one is no exception. Please stay safe over the Holidays. We are a primary high risk target for Covid. Hug your kids and grandkids and friends from afar. They and you will feel the love just as much. And as I said before, “this too shall pass.”

On behalf of Roger Andrus and Lance Hall and Bob Garrison and Doug Marquis, this is your Transition LLC Board signing off now. Thank you, and Happy Holidays!

Jeff Caso
President

