

GHCA MONTHLY NEWSLETTER – FEBRUARY, 2021

PRESIDENT'S REPORT:

In this, our second GHCA Monthly Newsletter, we continue our commitment to keep residents informed about the main activities of GHCA. On the surface, all that changed at Transition back in December was that GHCA went from having three Developer Directors and two Resident Directors on the Board to the opposite: three Resident Directors and two Developer Directors. However, that move to majority control of the Board also meant that you, the residents of Grand Harbor and Oak Harbor, moved from passive to active participation. You elected us to the Board, and it is our duty, not just our desire, to act in your best interests. This monthly newsletter is one way to help ensure that you are informed.

A second way is our promise to listen to you and to respond to your questions, concerns and suggestions. Once again, we invite you to address any questions or concerns you may have about the physical assets that GHCA owns and/or maintains to our Association Manager, Alan Romano, at: alan@archoice.com. All general questions and suggestions should be directed to the Board through my email address: jtcaso@gmail.com.

One subject about which we have received numerous questions concerns the process for architectural review of home projects. The first and most important level of project review is your own HOA Board. Our role at GHCA is one of oversight; we are a backstop for quality control. Here is how the process works.

Whenever a resident is planning an exterior project it should be brought to the attention of the resident's HOA Board. If the project concerns repainting in the same color, or replacing something worn out with the same product, it should not require a written approval request even at HOA level. The review process and the request form itself refer to Architectural Modification. Refreshes or replacements are considered maintenance, not modifications, and should not need formal approval at any level.

However, as a guiding principle, if an HOA goes through the whole process of reviewing and approving a project, it should be forwarded to GHCA. We do not wish to change prior practices. We simply want to see modifications that are reviewed and approved at HOA level without having a distinction between those that get passed on to GHCA and those that do not.

We also have received some comments and questions about the Rules of Safety that were jointly issued in January by the Boards of GHCA and the Grand Harbor Golf and Beach Club. For reference, that document, and its Covid Preamble are attached at the end of this newsletter. Please take a moment to read it again. Of particular concern, perhaps due to the many circumstances brought on by the coronavirus, is the dangerous situation caused by

people walking on sidewalks or cart paths that run through golf course property. For your own safety, please choose any of the other sidewalks and pathways throughout the community. As for the Safety Rules themselves: they really just ask that we all use common sense and common courtesy when walking, jogging, biking or riding in a golf cart or a car.

TREASURER'S REPORT:

We have received the 2020 financial account information up to Transition from the Developer and we will use it along with December information from A R Choice to begin an audit of 2020 GHCA financials. These audited financials will be published as soon as available.

We also will start publishing unaudited 2021 financials on a quarterly basis.

FINANCE AND ACCOUNTING REPORT:

We completed our review of three local accounting firms and recommended Offutt Barton Schlitt (OBS) for the 2020 GHCA audit. OBS has broad experience including Home Owner Associations and they proposed an attractive engagement package. At this month's GHCA Board meeting the Board agreed with the recommendation and approved the audit engagement for 2020.

Currently we are contacting local lenders to research various funding options for GHCA. We are interested in providing the community with many of the repairs and improvements needed to maintain the high-quality neighborhood our residents expect. We have tasked the Finance Committee with exploring the best financing options to enable us to proceed with these improvements. The Board wants to determine if a credit line/loan is the best alternative for financing certain improvements.

FACILITIES REPORT:

Bridge #2: There are two options regarding the damaged #2 Bridge that connects to Harbor Pointe. One option is to replace the complete superstructure of the bridge, and the other is to replace the 2 failed beams on the east (river) side of the bridge. We have commissioned a testing company to do extensive testing on the 3 remaining beams and we have asked

DeSimone Engineering to provide technical specifications and a bid package so we can obtain construction estimates for the second repair option.

We have also asked the construction companies who had previously submitted bids for the full replacement option to refresh their bids for current prices. We will keep everyone informed as this critical project progresses.

Sidewalks: A R Choice is completing the detailed survey of sidewalk repairs. We have decided to grind down many of the smaller tripping hazards. Other sections of broken or raised sidewalk are better removed, with tree roots cut, and replaced with new concrete. We are finishing this estimate and will bring the project for decision at the March Board meeting. The total cost is expected to be much higher than was anticipated in the 2021 GHCA budget, and funding will have to be considered.

Roads: There are a number of locations where GHCA roads need repair. Some areas have a faulty base, some a thin top layer, some have root invasion and others have broken edges. Fixing them now will prevent further deterioration. The roads under GHCA maintenance are generally in good condition and full repaving can wait a few more years with these repairs. The repairs will be funded from the Resurfacing Reserve.

Ponds: We have suspended herbicidal spraying and algae treatment in the ponds. Creative Landscape has already cleaned out many of the ponds and we are seeking advice on proper pond maintenance.

LEGAL REPORT:

We have retained Murphy & Walker, former litigation council for Transition LLC, and formed a litigation committee to pursue the claims of GHCA against the Developer. For more than a year, Developer has refused to meet to discuss the claims. We also retained the Ross, Earle, Bonan and Ensor, P.A. law firm as general counsel.

GHCA was named by Indian River County as a potential violator of its regulations over live aboard boats being housed in the Marina. We have since been told by the County that we will be removed as violator because we do not own the Marina. We are interested in the live aboard issue and its effect on GHCA and all unit holders and we will follow the proceedings. At the appropriate time we anticipate submitting comments to the County concerning the live aboard situation.

A R CHOICE MANAGEMENT REPORT:

Main Fountain: The lakes are mostly full due to the recent rain events, and the main fountain is back up and running.

Sidewalk Repairs: We are continuing to mark the sidewalks for grinding or replacement. The grinding has started as all can see, and will continue until completion. The sections marked with pink dots are suggested to be replaced. Four bids have been received from prospective companies to do this work.

Asphalt Repairs: Two of three bids have been received and we await the third bid.

Ponds: We met with the representative of Bio-Zyme, the company that supplies the product that Aquatic Services was applying to our lakes. We are in agreement that the product works and we await a suggested program for our Grand Harbor and Oak Harbor lakes, as well as a proposal for their services to implement the program.

Island Arbor: This company handles the mangrove trimming for us, and we met with the owner to review their contract and programs he currently has in place for Grand Harbor and Oak Harbor.

INSURANCE REPORT:

The insurance programs for GHCA are still being reviewed with hopes of solidifying the coverages for all of the assets of the association, while at the same time reducing the premiums. We are in the final stages of this process and will certainly have decisions made in the coming weeks.

SECURITY REPORT:

We have been actively assessing the current security program and we have several expiring contracts that are being reviewed. We are also appreciative of the many good suggestions we have received from residents.

There are several problems at the North gates. We are studying solutions for the recently invoked 24-hour double service of the Reserve and 53rd Street gates. This includes looking at ways to make the access more secure and more reliable. We also ask that all bicyclists entering

the North gates be as careful as possible when navigating around the arms, especially with the yellow 53rd Street gate arm. Recently there have been multiple incidents of bicyclists knocking off the gate arm. At this time there is a barcode reading malfunction with the 53rd St gate and that is why it is currently in the up position. The Reserve gate is in 24-hour operational mode providing North entry security.

We are looking into options for an automated system for notifying the front gate of arriving guests. The current guest call-in system is not efficient.

We are also reviewing the current practices for entry of service providers such as Uber and Shipt. The Post Orders used by Security do not appear to be applied uniformly. Please remember ALL entering vehicles must have either a barcode or be requested by a resident. All guests and service providers must produce a valid ID.

Several confrontations have recently occurred at the Grand Harbor Main Gate. These are never acceptable. We are thoroughly reviewing these encounters, so please bear with us as we go through the review. Security is there to preserve our community and we task them also to be courteous and respectful of residents and their guests. In return, let's also be respectful of their obligations to our overall security.

FINAL NOTE:

The hardest part about being on this Board at this time is the somewhat overwhelming realization that there are way more repairs or projects that need to be done than there is either the time or money needed to do them. Nevertheless, with your continued support, and a fair dose of patience, we will get there.

With so many residents having already received their first, or even their second Covid vaccination, we can start to see and feel the doors of "freedom" beginning to open. Let's remain very cautious until the light eventually turns green, but let's also get ready to start to enjoy again some of the many simple things we always took for granted.

Jeff Caso
GHCA President

RULES OF SAFE OPERATION

**FROM THE GRAND HARBOR COMMUNITY ASSOCIATION BOARD OF DIRECTORS AND THE
GRAND HARBOR GOLF & BEACH CLUB BOARD OF GOVERNORS**

COVID PREAMBLE

This is a safety reminder to all residents of Grand Harbor and Oak Harbor and to all members of the Grand Harbor Golf and Beach Club regarding the proper use of roads, sidewalks and cart paths by pedestrians, bikers, golf carts and cars. It is an update of safety policies previously issued.

Covid-19 and social distancing have quite properly caused us to stretch normal rules, and for as long as we are in this period of adaptation a certain amount of rule stretching is correct. As a result, the rules offered below may be adapted for social distancing as follows:

When walkers or joggers wish to be side by side but socially distanced, one should be on the sidewalk and the other on the edge of the road near the curb. Being side by side and both in the street is too risky and blocks vehicle traffic approaching from the rear. No walkers or joggers should ever be in the main traffic lanes or in the middle of the road.

Similarly, two people on bicycles should be in line on the side of the street, not socially distanced side by side, and not in the middle of the street or in the traffic lanes. Vehicles can safely go around one biker but it is too risky to go around two socially distanced bikers who are side by side in the street.

Following these rules and these Covid exceptions is especially important on all the main roads in the community where traffic levels are the highest. Residents should be out walking, jogging and biking, especially in these Covid times, but safety for all must be kept in mind.

Lastly, let's just use common sense and common courtesy. If you encounter someone who is socially distancing from another and is causing you to go a little out of your way to pass, please just slow down, pass carefully, smile and wave. This is not forever, and we are all in it together.

BASIC SAFETY RULES

PEDESTRIANS AND GOLF CARTS:

Pedestrians, walkers and joggers all have the “right of way” on paths that serve as combined cart paths and sidewalks. Golf carts must slow down when approaching pedestrians to insure safe passage. Pedestrians should also safely allow golf carts to pass them. Jogging, bicycling and recreational walking are not permitted on the golf courses at any time.

BIKERS:

Bicycles should use the streets, travel with the direction of traffic and follow the traffic rules common to all drivers. Only young children up through the age of 10 are permitted to ride bicycles on sidewalks and they should always be accompanied by an adult riding alongside on the street. Extreme caution should be used in these cases to guarantee the highest level of safety for all. Rollerbladers should always be on the street like bikers.

GOLF CART ONLY AREAS:

These areas are for golf carts only during daylight golfing hours. No bikers or pedestrians, walkers or joggers are permitted.

All paths through any of the underground tunnels.
All bridges and paths that lead onto any of the golf holes.
Any path with a designated sign for golf cart traffic only.

AUTOMOBILES:

Follow all traffic laws for road safety.