

GHCA MONTHLY NEWSLETTER – JULY 2021

PRESIDENT'S REPORT:

We are now beginning the process that will result in the complete transition of the GHCA Board to residents. The GHCA Declaration of Covenants states that at the first annual meeting of the Board after the transition of control from the Developer to residents, which, as you know, occurred on December 4th of last year, the remaining two Developer-appointed Directors will leave the Board and will be replaced by two more Resident Directors.

The 2021 Annual Meeting of the Board will occur in the Fall of this year, at which time Chris Card and Danica Bahadur, the two current Developer-appointed Directors, will be replaced by two newly-elected Resident Directors, and the GHCA Board will then have residents filling all five Director positions.

The Declaration also states that there will be a Nominating Committee formed to prepare for and conduct the election of the two new Resident Directors. That committee must have at least three members, at least one of whom is currently on the Board and will act as Chairman of the Nominating Committee. We are communicating this to you now to let you know that we are in the process of forming the Nominating Committee, and that a note from the Nominating Committee to all HOA Presidents will be sent late in August to begin the search for candidates wishing to run for election to the GHCA Board.

In another note of things to come, we have just launched a GHCA website under the internet address: GHCA.online. The first phase of the website's launch, which you can now view at GHCA.online, contains a link to all our GHCA Monthly Newsletters since transition, and it also has a link back to the Transition LLC website at GHOHLLC.com which has been phased out. All of its contents have been connected to the GHCA.online website. Once again we have to thank our webmaster, Terry Leggett, for all the work he has done to enable the launch of the new website as well as the safeguarding and the transfer of all of the Transition Board data.

To visit the new website simply go to GHCA.online and the Home page will open. You will see five link choices: Projects, Communications, Latest News, Contact Us and Background. The Projects section is a big part of phase two and will be filled out in the future. Communications will take you to a page with all the GHCA Monthly Newsletters; Latest News will open just the most recent Newsletter; Contact us will show you how to get in touch with GHCA on various subjects, and Background will take you to all the data that was previously held in the Transition LLC website: GHOHLLC.com. We invite you to visit this new site.

FINANCE/TREASURER'S REPORT:

The Finance Committee has evaluated potential lenders offering very competitive pricing and structure for a \$500,000 line of credit plus a \$2,000,000 term loan in order to secure additional funding for the bridge repair and other possible items that may arise in the future. The Committee is also reviewing delinquent accounts receivable and trying to resolve outstanding account issues.

The June GHCA financials have recently arrived and we will shortly produce a 6 month summary for publication which will appear in the next GHCA Newsletter.

AR CHOICE MANAGEMENT/FACILITIES REPORT:

Sidewalks: The sidewalk project is complete.

Asphalt Repairs: We are still waiting for Indian River County to issue a purchase order for the asphalt repairs necessary on Via Marbella. Once issued, the contractor hired by GHCA will complete the repairs to the area of the water main break as well as the few remaining minor repairs left from the main project. Shortly thereafter, the same contractor will begin restriping all of the roads maintained by GHCA.

Lakes and Lake Levels: After the period of heavy rain that we received a few weeks ago, we heard comments that the lakes are full and look great. However, we have checked the lake levels and they average 3 inches below their designed level. Everything looks nice and green when you drive through the community, but that is mostly due to the small afternoon thunderstorms that have been popping up. Overall, the situation looks much better, and it is, so we should not have to water as often. Please make sure that your rain switches are working on your irrigation systems so that we can continue to conserve all the water that we can for dryer periods. Thank you for your efforts.

53rd Street Gate: We are still awaiting new signs posts, asphalt striping and the installation of speed bumps to complete this project.

Walking Gate: At the new North Gate near The Reserve there is a sidewalk "walking gate" that had been padlocked shut for a very long time. The lock and chain have both recently been removed and a magnetic latch has been put in place. Bicyclists and pedestrians can now push on the gate to enter the community or pull on it to exit.

Bridge #2: We will be using two contractors and two engineering companies to reconstruct the bridge. There is a construction company and an engineering firm to relocate the utilities that are attached to the bridge with a temporary hookup while the bridge is being rebuilt. They will then relocate the utilities back to the new bridge.

There is also a bridge construction company and a bridge engineering firm to do the rebuilding. All four of those contracts are being reviewed and final terms are being negotiated with each party. We have contacted our GHCA insurance broker and we will be securing special coverage in order to protect the association. Lastly, the Finance Committee is in the final stages of securing a loan to pay for this project, as noted in their report. When all of these items are complete, we will authorize the contractors to begin work.

LEGAL REPORT:

On July 14th the Court denied, without a hearing, the Defendants' Motions to dismiss our Complaint. The Defendants had 10 days from that date to file an Answer including any affirmative defenses, which has been extended by agreement between the parties to August 6th, and we and they will need to submit a Case Management Plan to the Court regarding proposed discovery deadlines, mediation and a trial date within 20 days of that date, as set forth in the Order. The proposed trial date is not likely to be until the end of next year and is subject to change as the case plays out in the Court.

INSURANCE REPORT:

The insurance programs for GHCA have been monitored and reviewed by Brown & Brown Insurance of Vero Beach over the past several months. Dan Kross and Sheila Julian of Brown & Brown will begin the renewal process this summer for the December renewal of all the contracts that were put into place last year by the Developer just prior to Transition. The needed changes will be accomplished at that time.

Discussions have been ongoing about the upcoming bridge replacement and the insurance issues that might arise with this project.

CABLE COMMITTEE:

The Committee has completed the final stage of its research and has just submitted its report and recommendation to the GHCA Board regarding future cable services for GHCA residents. The Board will review our report and we will soon meet virtually to present it officially to the Board and to answer any questions.

SECURITY REPORT:

Security is waiting on the storage box for the retiring of the cameras at the old 53rd Street gate. Removal of the Guardhouse shed necessitated rewiring of the relay stations. This project should be completed soon.

We are still working on the logistics for the resident-controlled email system for registering guests. Many homes have multiple residents listed under them, so that list and the Barcode system both need to be purged for accuracy. In the near future we may request your help in updating this information. However, you can start now by notifying the Barcode office of vehicles you no longer own or that you no longer wish to authorize to enter the property. Our security system is only as good as the data that we have, and over the years there apparently was little updating done.

Please also remember to remind contractors that they will need to go to the Barcode office to get a barcode prior to entering the property. It ultimately makes it easier for them because they will not have to wait in line at the gate. Vendors arriving on a one-time basis in order to give a work estimate may be pre-announced by you for a one-time only estimate entry.

We are discussing the possibility of returning in the near future to the original pre-Covid Post Orders for the guards. At that time all vehicles without barcodes will once again have to present ID and be issued a day pass. We will advise all residents in advance of the decision to revert back to standard Post Orders, and will ask you in turn to make your guests, including health care workers, aware of our policy.

FINAL NOTE:

Roger, Lance and I appreciate the kind words that we have received from many of you, and we just want to say collectively: Thank You.

Jeff Caso, President