GHCA MONTHLY NEWSLETTER – SEPTEMBER 2021

PRESIDENT'S REPORT:

On Tuesday, September 28th we sent a short note to all HOA Presidents that included a Report to Residents written by the Cable Committee and describing in depth the new cable contract that we recently signed. You all should have received this by now, but we are attaching another copy of both my note and the Cable Committee's report to this newsletter to be sure that everyone gets a chance to learn about the new cable program. I urge all of you to read the Report to Residents thoroughly because there are significant improvements to the cable services that will be supplied through GHCA.

I would like to update everyone on the process to have two more Resident Directors elected to the GHCA Board, replacing the two Developer-appointed Directors who will be leaving the Board late in October. The Nominating Committee requested potential candidates to fill out application sheets and to submit them to the Nominating Committee through their individual HOA Presidents. The cutoff date for submission of applications was on September 21st, and ten applications were received.

The Nominating Committee then conducted scheduled interviews via Zoom with each of the individual applicants and is now in the process of selecting the finalists who will appear on the proxy ballot to be sent to all HOA Presidents on October 4th. The HOA Presidents will then consult with their Board Members and residents as they see fit, and will return their executed proxy ballots to the Nominating Committee by October 19th. The results of the election and the names of the two candidates who have been elected by the HOA Presidents will be announced at the GHCA 2021 Annual Meeting on Tuesday, October 26th.

As you will learn the repair of Bridge #2 is shortly going to start. Please remember that although there will be momentary disruptions to traffic crossing the bridge as equipment and supplies are positioned, one side of the bridge will continue to be open to traffic throughout the construction process. I know everyone will be relieved when the project is finished.

FINANCE/TREASURER'S REPORT:

The GHCA Board finalized the Finance Committee's recommendation for two loan programs with Marine Bank: 1) a 17 year loan agreement for $2 million to finance the bridge repair project, and 2) a $500,000 credit line to provide liquidity for GHCA operations. The loans were closed on August 27, 2021.

The Finance Committee continues to work with A R Choice to collect delinquent Accounts Receivable related to the Developer's period of control. The committee also continues to monitor the number of GHCA Units for assessment billing purposes and cable billing services.

Lastly, the Finance Committee is collaborating with the GHCA Property Manager, A R Choice, to develop a 2022 Budget. All of the participants understand and are sensitive to the increased costs due to the bridge repair, as well as inflationary trends, and are focused on developing a plan that meets the needs of our community.

A R CHOICE MANAGEMENT/FACILITIES REPORT:

Harbor Bridge #2: The contracts have been signed and are in place. Management has been working to schedule on-site meetings to coordinate efforts and get materials on order to accommodate the moving of utilities from the old bridge. Indian River County is reviewing the materials to be used and we expect approval shortly. A temporary mini-bridge should be installed next to the east side of the existing bridge within two weeks to support the utilities while the new bridge is constructed. Once the utilities are moved, the actual bridge work will commence.

Lakes: The overall condition of the lakes is greatly improved. Many of the desired plants are thriving right now. There are two reasons for this. Water levels are high, and the new Aquatics Company is doing what they said they could do. When the rainy season is over, and we have to rely more and more on the lakes for our irrigation, the levels will once again begin to recede. Unfortunately, we will see a loss of some of the desired plants. These plants are meant to stay wet, and being slightly under water is best. So, when the lake banks begin to dry, that is when we will start to see some of these plants die off. The better we do at conserving water, the better our plants will appear. Thank you to all who pitch in and conserve water.

Grand Harbor Security: In mid-September we had a lightning strike near the front entrance to Grand Harbor. The traffic signal on Indian River Boulevard went out along with the internet at the guard houses and the gate control systems. We were forced to close the barcode office during this temporary outage. Almost all systems are back up and running except for a few cameras which we are working on. We apologize for any inconvenience this may have caused residents.

2022 GHCA Budget: Management has been working on the proposed budget for next year and will be presenting a draft to the Finance Committee for further review.

LEGAL REPORT:

There hasn't been much activity on the litigation front this month, other than a call from a lawyer claiming to represent a potential buyer of Icahn's remaining Grand Harbor properties and seeking information about our current lawsuit against the Developer. He did not disclose the identity of his client but did suggest that the buyer probably would not go forward at this time after making his own estimate of the claims in our proceeding and the Grand Harbor Club's claims in its case. A trial date in the first quarter of 2023 is expected to be scheduled. Although your Board's preference continues to be a negotiated settlement to resolve our claims fairly, we appreciate the financial and other support of the residents which have put us in the position to pursue our rights in whatever forum is appropriate.

Working with GHCA's General Counsel, we have been able to get to execution of the contracts to repair the bridge on East Harbor Village Drive and borrow the money to fund the project, as reported earlier in this newsletter.

INSURANCE REPORT:

With a December policy renewal fast approaching, the insurance review of all of the programs for GHCA is in full discussion. Proper descriptions of the assets, values and coverages are being discussed by the Board and their insurance broker. The budget for insurance coverages continues to be a concern and decisions will have to be made that will impact the overall costs.

FINAL NOTE:

Excitement is starting to brew as the annual influx of part-time residents returning to the community brings smiles and stories of the months apart. After the long wait that so many of us had to visit with our families and friends in other parts of the country and world, the stories this time will be longer and more poignant than usual. Be patient with each other if those stories are sometimes too long. Who better to share joyous news with than your friends in Grand Harbor and Oak Harbor.

Jeff Caso, GHCA President