

GHCA BOARD MONTHLY NEWSLETTER: NOVEMBER 2021

PRESIDENT'S REPORT:

All around the community Home Owners Associations are currently finalizing their annual budgets for 2022 and some are discovering the 23% increase in GHCA dues for the first time. No, your Board did not go crazy and suddenly decide to ask home owners to start paying for all the things that we believe the Developer should have done over the years.

All but about 3% of the 23% GHCA dues increase is tied to our decision to sign a contract with Comcast for the next 5 years that brings high speed internet to every residence for the first time, along with a significantly enhanced television package of channels and equipment. We expect that virtually every resident who currently pays to have internet brought into their home will see that the savings they will have on their current tv/internet package will more than offset the increase in dues. Many residents will see hundreds of dollars a year in savings.

The Cable Committee who negotiated our new contract with Comcast just put out another Report to Residents, a copy of which is attached to this newsletter. Also attached is a list of the channels that will come with our new tv package, along with a second list of additional channels that can be purchased at our bulk rate rather than at normal retail Comcast prices. I encourage everyone to read the Report to Residents and to look at the channel roster.

As we close in on the first anniversary of the transition of GHCA from Developer control to Resident control, all of us on the Board, and especially Roger, Lance and I, would like to thank everyone in Grand Harbor and Oak Harbor for the support and encouragement you have given us this past year. We have been doing this job while learning HOW to do this job at the same time. Certainly, not everything has been super smooth, but we have tried to live up to our promise that, unlike with the Developer, we will listen to you and we will respond to your questions and requests as quickly and as fully as we can. That is a promise we also make for the future. Thank you.

FINANCE/TREASURER'S REPORT:

The Finance Committee welcomes our new lead, Mike Clarke, as he assumes the responsibilities of GHCA Treasurer following the recent election of two new GHCA Resident Board Directors. Mike has a finance background and many years of senior executive experience, and he can provide guidance in the various financial aspects of our community association that will benefit us all.

The Finance Committee continues to study the various billing issues and account balances inherited from the Developer and its related operations. The transition from the Developer to our Resident Board and A R Choice Property Management has involved many tangled threads that have taken more time to sort out than we expected, but we feel we are getting close to making all of the necessary corrections.

A R Choice recently delivered the Financial Statements for the current year through October 31, 2021. Our income and expenses are within the budget guidelines and at this point we do not expect any major complications with our financial plans for the year. GHCA has tapped \$175,000 of the bridge repair loan for the work on Bridge #2. Our cash position is improving compared to the limited cash availability that we inherited from the Developer at the end of 2020. Currently our income exceeds our expenses, and we hope to reach the end of the year without incurring a deficit for our GHCA operations.

A R CHOICE MANAGEMENT REPORT:

Harbor Bridge #2: Indian River County finally approved the material submittals for the water and sewer lines from the bridge on November 16th. That has delayed the project schedule by several weeks. The contractor now must reprice all materials to GHCA, and once approved, the materials will be ordered. It is expected to take 4-6 weeks for the materials to arrive before we can begin to move the utilities off the bridge. Then the actual bridge work will begin.

Now that the Bridge #2 project is underway, we are going to do similar corrosion testing on Bridge #1. The materials, construction and environment is similar to Bridge #2 and it is likely that salt has also penetrated Bridge #1 concrete beams to some degree. Corrosion inspection of Bridge #1 will commence the week after Thanksgiving.

Roads: The painting of the traffic lines on the roads that GHCA maintains is nearing completion. Please continue to be cautious while driving around these contractors while they work.

Road Signage: There are plenty of road signs throughout the community, from traffic signs to neighborhood and direction signs. We have started to replace some of these signs as many have exceeded their useful life.

Speed Bumps at the North Gate: Most residents have no doubt noticed the speed bumps at the cart crossing where the old 53rd St. gate used to be. They were installed intentionally to slow vehicle speed when approaching the cart path crossing. Multiple people have spent time observing cars and trucks driving into and out of the property since the yellow bar gate was removed several months ago. That is why the speed bumps needed to be put in place. Now, we are observing some drivers swerving around the speed bumps, creating a safety hazard in

and of itself. We want all vehicles to slow down, to be aware of golf or maintenance carts in the vicinity, and to slowly go over the speed bumps, ideally at about 5 miles per hour.

If these unsafe practices continue, we will have to add either additional speed bumps on the other side of the cart crossing or barriers in the middle of the road that prevent swerving into the other lane. Nobody likes speed bumps, but preventing a serious accident is our first priority. Please help us insure safety for everyone at this crossing.

School Buses: We would like to remind all residents that we do have school buses entering and exiting the community to pick up or drop off students. It has been reported to us that there have been incidences where drivers have become very impatient or irritated while behind a school bus that has stopped to pick up or drop off students. Please be considerate of this process and respect the safety of these children.

Main GH Fountain Lights: Many of you are aware that the main Grand Harbor fountain lights are out. Unfortunately, there is no quick and easy fix for this problem. We are faced with either installing all new underwater lights, at high cost, or trying to refurbish the existing underwater lighting. This option is viable and less expensive, but it will take some time for study and preparation.

Reclaimed Water Pond: Near the old 53rd St. gate and adjacent to Victoria and the Harbor Course 15th and 16th holes, is a pond that receives reclaimed water from Indian River County Utilities for irrigation. This pond has a wood-faced aluminum wall holding back the soil. In July of last year a section of that wall collapsed. There are now several other places around that wall that are showing signs of possible collapse. The wall uses tiebacks (rods connected to posts called “dead-men”) around the perimeter for structural support from the weight of the surrounding soil. It appears that these aluminum tiebacks have corroded and broken so that there is insufficient support to prevent the wall from failing. We are currently working to determine if there is a way to fix the tiebacks and/or replace the wall.

LEGAL REPORT:

Demands for documents and answers to our counsel’s questions were served on the corporate and individual defendants in accordance with the Court mandated Case Management Order.

INSURANCE REPORT:

Our GHCA insurance policies are due for renewal in early December. The Board has been reviewing each of the policy proposals, and at the recent Board Meeting resolved that the officers of the Board would finalize the terms of the policies with our broker and sign them in advance of the renewal date.

CABLE COMMITTEE REPORT:

The Cable Committee has prepared and issued another Report to Residents, a copy of which is attached to this newsletter. Also attached is a full list of the tv channels that will be available to residents in accordance with the terms of our new bulk contract. This list is quite extensive with both standard and HD channels. Another list is attached that shows the additional channels that can be purchased from Comcast with the benefit of our bulk contract discount.

In addition, Comcast just announced that they are increasing the internet speed that all residents will be receiving as part of the new contract from 200 mbps to 300 mbps.

Lastly, Comcast will be conducting a community Town Hall, virtually, on December 8th at 4 pm. You will be receiving an invitation to the Town Hall from A R Choice shortly. This will provide you with answers to many of the questions you may still have. Remember, the new service contract starts on December 21st.

SECURITY REPORT:

We have decided to formalize the Security Committee to give it more steady attention at Board level. Up to now, Barry Garcia and Alan Romano have been working on all security issues and Jeff Caso has been the Board point person.

Going forward one of our recently-elected new Board Directors, Dave Phillips, will be the head of the Security Committee, and he will have three members on the committee: Barry Garcia, Alan Romano and Board Director, Roger Andrus.

A lot of good work has been accomplished in the first year, most notably the elimination of the 53rd St. Gate and the closing of the Reserve Gate and the Falls Gate 24/7. The resolution of many more security issues still lies ahead.

FINAL NOTE:

OK, let's talk about the elephant in the room. No, this has nothing to do with the Developer, or Covid. Those are different elephants. I want to talk about the speed bumps out by the golf cart crossing at the old 53rd St. gate area that were already covered in this month's A R Choice Management Report above. Again, it's a fact that nobody likes speed bumps. But if you are driving a vehicle through the cart path crossing at 30mph and you hit a golf or maintenance cart, someone could get killed. If you are driving a golf or maintenance cart and get hit by a car

or truck going 30mph, that person who gets killed could be you. The few seconds it takes to slow your car down to 5mph to go over the speed bump will make the ride more comfortable for you and your car, and it could save a life or two. If you are in a golf cart approaching this crossing, please pay attention and look both ways before crossing the road.

And to those of you who are driving around the speed bumps, please stop. First of all, we see you doing it. More importantly, we really do not want to have to put in a second speed bump on the other side of the cart crossing. That is what the contractor recommended to us in the beginning, to prevent drivers from going around the first bump. That should not be necessary here, but we will do it if we have to.

On a much more festive note, Thanksgiving traditionally kicks off the end-of-year holiday season. Let's all let some air out of the balloon, relax a little, and fully enjoy this wonderful place where we live with such great friends and neighbors. Happy holidays everyone!

Jeff Caso

GHCA President, on behalf of the Board