

GHCA BOARD MONTHLY NEWSLETTER - DECEMBER 2021

PRESIDENT'S REPORT:

This month concludes the first full year of resident control of the GHCA Board. On behalf of my longtime colleagues: Roger Andrus and Lance Hall, and my new Board colleagues: Mike Clarke and Dave Phillips, thank you residents for all your support and understanding. With five Resident Directors now, and with some of the learning curve behind us, we look forward to moving faster in 2022.

This being the holiday season, when extended family and friends are visiting, we would like to remind everyone, including those of you who may have recently moved into homes, about some of the community rules that might otherwise not be obvious.

- We have some shared sidewalks that are jointly used by pedestrians and golf carts. They are the connecting paths between the Grand Harbor Clubhouse and the Harbor Course. In general, walkers have the “right of way” on these shared sidewalks. Golf carts should drive slowly on these pathways, especially when approaching pedestrians. Golf cart drivers should try to make their presence known before carefully passing by. Pedestrians should also safely move over and allow the carts to pass.
- Bicycles are not permitted on any sidewalks at any time, except for children up through the age of 10. Bikers should use the streets, travel with the direction of the traffic and follow traffic rules common to all drivers. Rollerbladers should also be on the streets, like bikers.
- There are “golf cart only areas” that are in effect during daylight golfing hours. No bikers, joggers or walkers are permitted in the following areas: all paths through any of the underground tunnels, all bridges and paths that lead onto golf course holes, and any path with a sign for golf cart traffic only.
- Walking, jogging or bicycling on the grass of the golf courses is not permitted at any time.
- The general speed limit for vehicles in the community is 25 miles per hour.
- Remember that the people you encounter on the sidewalks or streets are very likely your neighbors...smile, wave and just be nice! Thanks.

FINANCE/TREASURER'S REPORT:

As reported last month, the Finance Committee analyzed the account balances inherited from the Developer. We have resolved the differences and have taken action to collect the proper amounts for GHCA. We would like to thank the Finance Committee, especially Ginny Hall, for their diligence and perseverance in resolving the situation.

Speaking of the Finance Committee, we have an opening for someone who might be willing to join us. We would be very pleased to have a resident of Oak Harbor participate. Some background in financial matters would be important. If anyone is interested, please send an email with a summary of your background to Mike Clarke, GHCA Treasurer, at mbcatlg@gmail.com.

The financial results through November show a slight increase in Accounts Receivable. Our Income is right on budget while our regular expenses, excluding spending on the bridge, is over \$200,000 less than budgeted. The bridge repair costs are being financed from the \$2 million loan for the project. With one month to go, we are expecting a favorable GHCA operating result for this first year of member control.

A R CHOICE MANAGEMENT REPORT:

Harbor Bridge #2: On Tuesday, January 4, 2022, Cathco Company will mobilize and install the conduit under the roadway that will be utilized to divert the FPL electric lines and AT&T lines out of the way for the construction of the new bridge. For our Harbor Pointe residents and visitors, there will be significant disruption that day preventing vehicle traffic both in and out during most of the day. Plans are underway to provide alternate temporary parking on the other side of the bridge and details will soon be sent to all residents in a formal letter. The Harbor Pointe HOA President, Doug Germer, has been advised of this issue and will participate in the solution.

Harbor Bridge #1: Inspection of the condition of Harbor Bridge #1 has been completed and we are waiting for the report.

Roads: The painting of all traffic lines on the roads maintained by GHCA has been completed.

Speed Bumps at the North Gate: Residents and trucks continue to go around the speed bumps on Via Marbella. The Security Committee has been asked to make a recommendation for a fix to this on-going concern.

Reclaimed Water Pond Bulkhead: We completed corrosion testing around the entire aluminum sheet wall of the reclaimed water pond on December 3rd. That wall is supported by

aluminum tieback rods connected to “dead-men” posts all around the perimeter of the wall. The perimeter was scanned by ground-penetrating radar to locate all the rods and posts, and to identify any soil voids that would indicate holes in the wall. Each rod was tested for length (a broken rod will be shorter than a full length rod) and 25% of the rods were tested for the presence of corrosion. The team found 5 rods completely corroded through at the wall, such that the rods broke off. Many others were loose, signaling extensive failures of the tieback system. There were a few places where the aluminum wall was exposed and small coin-sized holes were observed.

A full visual inspection shows that there are many sections around the wall that are leaning in (not vertical) which is consistent with failing tiebacks and wall. Three marine construction companies visited the site to suggest potential wall replacement strategies and to give us order of magnitude cost estimates. The final corrosion testing results are expected before the end of the month. We are considering hiring an engineering company to provide bidding specs for a competitive bidding process.

LEGAL REPORT:

In our lawsuit against the Developer and related parties, the defendants have so far failed to produce the documents required of them and have moved for additional time. There will not be much activity over the holidays and, rather than incur the cost of dueling motions on discovery schedules, counsel will attempt to work out an agreed schedule.

INSURANCE REPORT:

All of our GHCA insurance policies were reviewed, modified as needed and successfully renewed for 2022. We had to balance increased premium rates with a broad search of potential carriers to obtain the coverage we needed at a total cost close to our 2022 insurance budget.

CABLE UPDATE:

On December 21st the new 5 year GHCA contract with Comcast went live, with expanded television and equipment offerings as well as the addition of high speed internet for all Grand Harbor and Oak Harbor homes. All residents may now contact Comcast to discuss their needs and to book any desired installations to take full benefit of the new contract. Comcast has also

started advising existing customers of their new monthly billing changes, often showing significant reductions in cost due to the new contract.

SECURITY COMMITTEE REPORT :

The committee discussed a number of issues and developed a to-do list of items to be resolved. The current security contract is dated and needs to be restructured with a more detailed scope of work and responsibilities developed. Additionally, the security needs for the community need to be better outlined. This includes guard staffing needs, patrol frequencies, etc. Placement and monitoring of security cameras also needs to be determined. Access controls, including the use of barcodes versus key fobs or card readers will be addressed, along with the manning of guard stations or increased use of other types of electronic means of controlling and monitoring egress to the property and lastly, who specifically should get access via barcodes, key fobs, etc.

The committee discussed looking into a security consultant who could possibly assist in developing a security plan for the community. Given the growth of new security technologies and methods, a person or firm with experience could potentially be of significant assistance. The committee will also look into the possibility of an Internet-based user-friendly interface to allow members to register guests online. Alan Romano will also make contact with another property that has extensive security systems to see if they can provide insight that would be useful to GHCA.

The need to tighten up on who is issued barcodes, and monitoring who has or should not have barcodes was discussed. A list of the different barcodes that are issued as well as their expiration will be obtained, reviewed and updated.

The use of speed bumps and excessive vehicle speed in the community was also discussed. It was noted that speed bumps were installed at the old 53rd St. gate, but vehicles are frequently driving around them, sometimes at dangerous speed. We need to determine if additional speed bumps or other types of traffic controls are needed.

With the holiday season upon us, GHCA will be working with Securitas and the local Sheriff's office to take some extra steps to increase security this year. This will include stepping up roving patrols of our interior roadways and additional monitoring and presence at the remote entry points. We have also advised all of our residents to make sure they keep their doors locked, keep vehicles that are parked outside locked and not to leave personal belongings in vehicles.

FINAL NOTE:

Until very recently we all had reason to believe, or at least to hope, that the curtain was finally coming down on this horror show called Covid. We can now be pretty sure that the falling curtain was actually announcing an Intermission and not the end of the show.

We are all tired of this, and none of us needs another winter of semi-isolated discontent. But we have learned how to adapt and cope, so adapt and cope we will, if we must.

If family is with you, be happy and hug 'em this holiday season. Wherever you are, and whomever you are with...be smart, stay safe, and have a very Merry Christmas!

Jeff Caso
GHCA President, on behalf of the Board