

GHCA BOARD MONTHLY NEWSLETTER – JANUARY 2022

PRESIDENT'S REPORT:

With this first newsletter of the year, the GHCA Board welcomes everybody to 2022, and like all of you, we hope that the seemingly endless impact of COVID-19 on our daily lives diminishes once more and then disappears. In spite of three vaccinations and what I consider to have been good masking practice, I managed to test positive last week. Fortunately, the discomfort was only that of a three-day head cold. Some are even luckier, and many others not so lucky at all. My pre-occupation has been to keep my wife, Amy, from catching it...so far, so good.

The invisible but ever-present meandering of the virus manages to touch almost everything. It's even teaching us the Greek alphabet. At GHCA we have seen its evil hand in major projects that have Covid as part of the reason for delays, and most of the reason for cost increases. It is also a major factor preventing us from having public Board Meetings, which we intend to do once the risk is minimal or none. For now, we will stick to meetings by Zoom each month, and here is the schedule through June for those Voting Members or residents who would like to listen in. In general, each meeting will be on the last Tuesday of the month at 3 pm: February 22nd, March 29th, April 26th, May 31st, and June 28th. During the three summer months we will not have scheduled meetings but will announce meetings whenever necessary. Our 2022 Annual Meeting, which includes the election of new Directors, will be on October 25th, and we really hope that meeting can be held in front of a live audience.

I would like to invite home owners once again to contact us with your questions or concerns. If your subject has to do with the condition of the grounds or the other assets maintained by GHCA, please direct your email to our Community Property Manager, Alan Romano at: alan@archoice.com. If you have a question or concern about GHCA in general, please email me at: jtcaso@gmail.com. We will get back to you.

FINANCE/TREASURER'S REPORT:

Thank you to those people in our community who responded to our request for additional Finance Committee members. We selected two new members and recently had an introductory meeting with them. We discussed the issues that our committee will be dealing with in the coming months.

The invoices for the 2022 assessments as outlined in the Budget were sent out to the home owners associations in early January. This billing was for the month of January only. In the past, GHCA has billed the associations in Grand Harbor and Oak Harbor monthly. However, all the associations collect their dues from home owners on a quarterly basis, including the GHCA assessment. We have decided to change from monthly to quarterly billing effective on April 1, 2022. February and March will be billed as in the past. We will also send a reminder to each association with the March billing. This change does not affect home owners current quarterly dues payment process in any way, but will be a change for the associations.

As this report is written, we have just received our year-end financial statements. While it appears that our operating results are favorable, there are several things we need to review before submitting the results to our auditor. We have signed a three-year engagement with our current auditor, Offutt, Barton, Schlitt LLC for both audit and tax filing services.

A R CHOICE MANAGEMENT REPORT:

Harbor Bridge #2: In preparation for the replacement of Bridge #2 lines for AT&T, FP&L and Comcast as well as various irrigation lines have all been moved off the bridge to a temporary steel beam spanning the channel. Cathco will be starting the larger process of moving the water and sewer lines to the temporary steel beam shortly. This process should take about 30 days. The bridge contractor is ready to begin the replacement just as soon as all utilities are moved clear.

Harbor Bridge #1: This bridge was inspected back in July 2019 by a bridge inspection company named Ayers. There were a few minor defects found and it was their recommendation that they be repaired to maintain the useful life of the bridge. The prior Board did not act on this recommendation. We have received a proposal for repairs identified in the Ayres Report and expect the much-needed repairs to begin shortly.

Lampposts: A project to repaint a number of street lampposts late last year has been delayed by a change in contractors. The new contractor will start next week with an improved method of applying the paint. It will now be applied electrostatically, which should last longer than the prior method.

Reclaimed Water Pond Bulkhead: GHCA hired an engineering firm called Vector Corrosion Control to perform some testing on the condition of the aluminum sheet piling and tiebacks that reinforce the integrity of the bulkhead walls around this pond. Visual inspections show significant deterioration of the sheet piling and some tieback rods were able to be pulled out of the ground by hand. We await their report which will aid the Board in determining how best to approach the needed repairs or replacement. Additionally, we have hired an engineer who is

experienced in this kind of structure to create a specification and bidding package for wall repair or replacement. We will use this package to conduct a competitive bidding process for the repair or replacement of the bulkhead wall.

LEGAL REPORT:

No new activity to report this month.

CABLE REPORT:

The kick-off of our new 5 year contract with Comcast went into effect on December 21st of last year. Feelings about how smoothly the transition is going vary greatly, most often depending upon whether or not you were already an active Comcast customer. As requested by Comcast, all 1,300 home owner addresses and primary phone numbers were turned over to Comcast long before the new contract start date. Unfortunately, this list was somehow not put into their data base for our community in advance of that date. The impact of this mistake was that GHCA home owners who were not previously Comcast customers were routinely directed to general Comcast call centers when calling to set up service, rather than to the special Bulk Customer Center that we were promised during negotiations and who were specially prepared to service GHCA residents. Many residents have had to fight their way through weeks of delays and errors before being properly installed. It has also been reported that some current Comcast customers encountered problems when the local installation technician arrived with the wrong equipment, a problem even more common for residents who were not already Comcast customers.

On the positive side, a very large group of residents have happily discovered how much their monthly Comcast bills have just gone down as a result of the new contract. Even after deducting the roughly \$35 per month fee for internet service that is now part of GHCA dues, home owners are reporting average monthly savings of around \$40-\$50, with some heavy users of Comcast services saving almost twice that amount.

Also on the positive side, once service or installation problems get brought to the attention of our community's Comcast Account Representative, David Washington, these issues are generally being resolved quickly.

SECURITY COMMITTEE REPORT:

The Security Committee is in the process of soliciting proposals from qualified security consultants to assist the committee in addressing current and future security issues. One proposal has been received to date and we expect to have more proposals in hand shortly.

FINAL NOTE:

We sometimes get calls or emails from residents who have seen various wild animals in the community and wonder if they should be picked up and moved elsewhere. That is certainly the case with alligators, which are removed from the community once they reach a certain size. Most of the others though, like armadillos and bobcats, just come with living in such a lovely, natural setting in tropical Florida. Wildlife authorities advise us to be respectful, keep our distance, and don't let small pets run loose if you are in an area that attracts bobcats or feral cats. Other than that, get out your cameras or cell phones and send photos to friends up north. No selfies with the bobcats though.

Jeff Caso

President, on behalf of the Board