

GHCA BOARD MONTHLY NEWSLETTER – FEBRUARY 2022

PRESIDENT'S REPORT:

When you invite all the residents of Grand Harbor and Oak Harbor to send you any general questions they might have about GHCA, and you give them your email address so that they can, as I have done, you are going to receive lots of emails and lots of questions, which I have. Among the most common are complaints about people (presumably extended family, guests of residents or renters) who seem not to know (or choose not to observe) the general rules we have for walkers, joggers, bikers, rollerbladers, golf cart drivers, dogs, etc. For that reason, and in spite of having put out these guidelines on several previous occasions, here they are again. I suggest that everyone print this page and keep it for house guests or renters to follow.

- We have some shared sidewalks that are jointly used by pedestrians and by 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, and not on any sidewalks.
- 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 that has a sign for golf cart only traffic.
- Walking, jogging, or bicycling on the grass areas of the golf courses is not permitted at any time. Dogs are not permitted on golf course grass at any time, and are not to be around or in any swimming pools that are not privately owned.
- 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.

You will see in the following committee reports that we have some good news, some not so good news and some bad news regarding the major projects that GHCA has to deal with. We want to assure everyone that these projects have our full attention and we are moving ahead on them as quickly as and as correctly as we can.

In other news, the sale of 42 remaining undeveloped lots in The Falls has apparently been completed with GHO Homes the buyer, and there is a prospective buyer of the Laguna Village lots currently in negotiation with the Developer. Both GHO and the other potential Laguna buyer have contacted GHCA seeking information from us in connection with their purchase interests.

FINANCE/TREASURER'S REPORT:

We have made a change in our GHCA dues assessment rate for 2022. As explained before, the Declarations require that all members of GHCA pay assessments for all expenses included in the budget, including cable TV. The presentation of the rates in the 2022 Budget distributed in October has been corrected with respect to these rates.

The result is that the full assessment rate for 2022 is \$224.86 per unit per month. Because we billed January and February at a rate that was \$6.17 higher, the March billing will be for \$212.52 per unit. This reflects the new rate less the amounts billed in the first two months. Beginning in April, the 2022 assessment will be billed at \$674.58 per unit per quarter.

We are collecting information, due at the end of this month, as requested by our auditors. Our year end financials show a surplus of around \$180,000 for 2021. However, this is subject to change based upon the review of our auditors. Once the audit is complete, we will post the final audited financial statements for 2021 on our website.

Our GHCA website is available to all members at www.ghca.online. Remember, all homeowners in Grand Harbor and Oak Harbor are members, as are the Clubs and the Marina. It has information for members including historical data from the GHOHLLC transition team. This website already includes all of our monthly newsletters and will have our GHCA Board minutes of meetings and quarterly financial reports as we go forward. While this will not be an interactive website, we will try to keep our information up to date.

A R CHOICE MANAGEMENT REPORT:

Harbor Bridge #2: The bridge replacement is still on hold while we wait for the water main and sewer lines to be moved to the temporary steel bridge. Cathco (utility contractor) started the project but stopped when the water line depth was not as anticipated. Marsteller and Moler (our engineer) has revised the plan due to changes on site but still requires all existing water main lines be checked for proper restraints. Revised drawings were drafted and officially approved. The changes will require additional items to be procured, and the County has been unable to locate the water mains to allow Cathco to verify restraints north and south of the bridge. We are working with all parties to get the work completed so we can get on with the bridge replacement.

Harbor Bridge #1: Vector Corrosion Services (VCS) delivered the inspection and testing report from their site work done in late November. The conclusion of the report is that the bridge is in good shape and there is no sign of corrosion. In addition, there is normal chloride penetration which is not close to the reinforcing steel. They have identified some additional concrete cracks and chips that need attention, and they suggest that we use a breathable sealer to impede additional chloride penetration. We have added those repairs to the construction work that Cobalt is doing, and we will have them give us an estimate for the sealer coating VCS has recommended.

Lampposts: This project is now fully underway. We will be painting approximately 73 of the 121 lampposts in the community. Two of the four lampposts that needed to be replaced have now been installed and the remaining two should be installed before the end of the month.

Reclaimed Water Pond Bulkhead: The corrosion report from VCS on the retaining wall has been received. The report was not good news, as expected. The aluminum sheet piling shows significant signs of deterioration, and 54% of the 160 tie back rods that hold the bulkhead in place have corroded and failed. Ground penetrating radar shows that the ground behind the bulkhead is very unstable. There is very little that can be done to save the retaining wall and it has to be entirely replaced.

We need to have a competitive bidding process for a project of this size. To get competitive bids we will have a qualified engineer create specs and a bid package. The engineer we contacted first informed us that he does not have the time to complete the bid package. We have contacted another engineer who has extensive experience with this kind of retaining wall, and we await his proposal. The construction companies we have spoken to all have 6-12 month waiting lists. The package development and bidding process will take several months, so work to replace the bulkhead will likely not begin until next year.

LEGAL REPORT:

Defendants' responses to our discovery requests have been incomplete and less than required by court rules. As required by court rules, our counsel has reached out to the other side to attempt to resolve these issues prior to filing a motion to compel meaningful discovery.

Meanwhile, preparation for establishing our case continues as counsel and the litigation committee explore the areas in which additional expert testimony will be required, and will begin identifying and interviewing the appropriate experts. As we've always known, the road to resolution of our claims will be a long and sometimes arduous one, but we continue to proceed at an appropriate pace to completion of the process.

SECURITY COMMITTEE REPORT:

The committee is continuing its search for a qualified security consultant who could possibly help in developing an overall security plan for the complex. This would include: updating security policies and procedures; an overall Scope of Work and specific list of responsibilities to be provided by on-site security teams, and updating access control systems and monitoring.

Updates being considered include an improved resident interface, possibly a web-based system for guest entry. Another aspect of the review will be to focus also on the concierge/community relations side. This would include how members and guests are greeted at the Main Gate, and a relationship with outside operations of the Grand Harbor Club amenities.

To date, a proposal from one qualified firm has been received and is under review. A second firm has expressed an interest in submitting a proposal and will be meeting with the committee on-site to review current security systems and procedures as a basis for developing a proposal. It is anticipated that a second proposal would be received prior to the end of February, and that, hopefully, a decision can be made to move forward with a consultant in the near future.

There have been several reported incidents over the past month related to difficulties experienced by residents in admitting guests and/or vendors to the property. All of these incidents have been reported to Security and are being addressed. Some of these issues stem from the need to update and improve security procedures.

In addition, there are continued security concerns associated with the operations of the Marina. There are plans to address these issues with Marina management in the near future together with other Marina-related issues. Control of access to the property and other security

concerns associated with Marina operations will also be one of the issues with which we hope to have assistance from a security consultant.

The issue of the use of speed bumps and of excessive vehicle speed in the community has also been an ongoing issue. The effectiveness of the current speed bumps and the need for other types of traffic controls are under discussion.

FINAL NOTE:

Between the time that I started collecting the committee reports for this month's newsletter and now, a very serious new war has started. What's next? Combined with Covid and its many side effects, like empty store shelves, higher prices on everything and a world chock full of human beings who have just about had it, we really don't need a World War III to come around the corner. How do we cope with all this?

There are lots of things we could try to stay away from...like news, which comes at us from everywhere like a giant octopus, if we let it. The better solution I think is to focus on what brings us happiness. We cannot just ignore bad things, but how do we deal with them?

Today in Vero Beach it is sunny and breezy with an afternoon high around 80 degrees. Next door, or down the street, or on the other side of our community, we have friends and neighbors who have become family to us, and with whom we share all the activities we like best. Where better to be right now than in Grand Harbor or Oak Harbor? Focusing on the positive does not make the negative go away, but it helps us deal with it. I think it's time to take a walk!

Jeff Caso
GHCA President, on behalf of the Board