

GHCA BOARD MONTHLY NEWSLETTER – APRIL 2022

PRESIDENT'S REPORT:

According to the “normal” weather pattern for our part of Florida, we are now supposed to be transitioning from the winter “dry” season into the summer “wet” season which officially starts next month. You may recall that last year the month of May was hot and dry, prompting me to ask all residents with any connections above to start praying for rain. That rain did appear in June and eventually took us out of drought. This year the water level in our ponds is a little higher than last year, but we still need normal May rain to start bringing them back up where they belong.

There is a lot of very necessary but often disruptive construction activity going on in the community right now, as everyone has undoubtedly noticed. While new home construction in Oak Harbor is starting to wind down, several neighborhoods still have building projects underway. Before long, new construction will also resume in The Falls and in Laguna Village.

The replacement of failed Bridge #2 is well underway, with occasionally disruptive activities affecting the lives of many residents. This project will proceed well into the summer before we can re-open the full new bridge and resume “normal” life in that area of the community.

The major renovation of the Grand Harbor River Golf Course is fully underway, and, like any project of this magnitude, brings with it both delight for many resident members and some necessary but occasionally disruptive side effects as work proceeds. Please look at the sunny side of this major enhancement to our community and to our property values when the many trucks are moving massive quantities of construction equipment and renovation materials through the community.

All of these projects are welcome improvements with occasional inconveniences. Let's try to remain positive and thankful that important stuff is getting done.

FINANCE/TREASURER'S REPORT:

The 2021 GHCA Audit Report has been completed and should already be adopted by the Board by the time this newsletter is published. We received a clean audit with no material findings.

As disclosed in the Audit Report, 2021 GHCA revenues for operations were as budgeted while expenses were about 8% lower than budgeted, resulting in a surplus of \$165,000 for the year.

The capital and deferred maintenance expenditures were \$480,000 for the roadway/sidewalk improvements and for initial work on our bridge replacement. It should be noted that the bridge is being financed by a 15-year term loan. The Audit Report will become available on our website (GHCA.online) after Board approval.

We have just received the March financials and the first quarter is pretty much on budget for most operating items. With the bridge project now fully underway, we have spent about \$650,000 on that project through the first quarter. A quarterly financial report will be posted on our website in the next week or so.

A R CHOICE MANAGEMENT REPORT:

Harbor Bridge #2: On April 19th Cobalt Construction successfully poured concrete to raise the pedestals to receive the new bridge sections on the eastern half of the bridge. There were little to no traffic delays. Our Bridge Engineer, Robert Alonzo from Atlas Engineering, inspected the forms and steel reinforcement and approved that the work met specifications prior to the pour. The Bridge Engineer will conduct on-site inspections at specific intervals to ensure the construction is in compliance with the plans.

Two of the five new bridge beams are scheduled to be installed on April 27th. There will once again be a very large crane on-site. Traffic will be closed for most of the day starting as early as 7 am.

We ask again that all casual foot, bicycle and vehicle traffic not go beyond Bridge #1.

This is a construction zone and there is a narrow one lane road servicing two-way traffic. There are people working on the site and there is heavy machinery in use. It is dangerous. Please do not walk or ride your bike through this construction area.

Ponds: An engineering proposal has been signed to prepare bid specifications for the replacement of the bulkhead of the reclaimed water pond. Surveyors have completed the surveys for the area around the reclaimed water pond wall and for the area around Pond 27, near the River #14 green, as the first step of those two projects. We will be doing soil sampling around the reclaimed water pond next. Once the base data is completed our engineering firms will develop preliminary plans for our review.

Landscaping: The hedges on both the east and west sides of South Harbor Drive south of the main fountain and in front of Coventry Island and Newport Island are being replaced. Please be patient while these plants grow into a hedge.

LEGAL REPORT:

In addition to monitoring the ongoing discovery process described in last month's newsletter, legal effort has been concentrated on Marina issues, including working with counsel to draft the letter described below in the Marina Committee section, and reaching out to and initiating discussions with the Department of Environmental Protection of Florida in connection with the live-aboard issue.

MARINA COMMITTEE REPORT:

At the end of last month a joint Zoom Meeting was held between the owners of the Marina and the GHCA Marina Committee including their resident representatives to discuss the Marina's plans to increase parking and to reclassify 40 existing slips into currently unpermitted "live-aboard" boat slips. As reported previously, both GHCA Board Directors and the resident representatives voiced strong opposition to the Marina's plans, adding that the proposed changes would need GHCA Board approval should the county and the state give their go-ahead.

As a follow-up to that meeting, GHCA's counsel prepared a letter to the Marina's counsel expressing the disputed issues regarding their plans, stating other Marina-related activities that need to be resolved, and confirming the need for GHCA Board approval of their final plans. This letter was approved by the Marina Committee and by a representative of the residents.

NEW CONSTRUCTION COMMITTEE REPORT:

In order to preserve property values and enhance appearances, the GHCA New Construction Committee is developing standards to ensure that the design of future construction is compatible with the established character of Grand Harbor. Oak Harbor has some different characteristics such as the white "Bermuda" style roof tiles while Grand Harbor uses the reddish "Mediterranean" style.

Recognizing that construction activities can negatively impact existing residential areas, these standards will also establish requirements that developers, builders, contractors and workers must follow when working in the community.

GHCA has already had preliminary conversations with the new developers of The Falls and Laguna Village, and expects to meet with both in the coming weeks.

SECURITY COMMITTEE REPORT:

At its March Meeting the GHCA Board approved the award of the security consulting agreement to MCH Consulting of West Palm Beach. The consultant was notified on April 1st, and work has commenced.

As first steps in starting the evaluation of our current security situation, the consultant requested and has received copies of a detailed site map, copies of current security standard operating procedures, copies of post orders, etc. We have also completed and provided a security consultant worksheet which provides details on current security operations including security staff salary rates, number of staff and hours of staff, number of access points, our current security equipment type and number, and other specifics about the community and our current security operations.

We are also working with MCH to finalize a community survey which will be used to obtain input from HOAs regarding current security shortfalls and future security access control expectations.

FINAL NOTE:

One question that I get asked a lot is why the Grand Harbor Community Association (GHCA) covers both Grand Harbor and Oak Harbor. The answer is actually quite simple: it's due to the history of our community.

More than 30 years ago, when GHCA was first created as the master association, construction was either finished or well underway in several Grand Harbor neighborhoods, while the land that is today identified as Oak Harbor had not yet begun to be developed, and was still considered part of Grand Harbor future development. One of the early developers then decided to create a sister community on that land with a different name, a somewhat different look, and with some assisted living features. Oak Harbor was born.

It is important to remember that Grand Harbor and Oak Harbor were always owned by the same developers until 2015, when Ichan Enterprises sold Oak Harbor to its current owner/developer, Dylan Investment Properties. Throughout all those years Grand Harbor and Oak Harbor have remained sister communities within the master association, GHCA. The two communities are tied together with the same primary road network, the same security system, a shared storm water management infrastructure, and a shared estuary/mangrove conservation area. There are 46 neighborhood communities overall inside GHCA, with 36 of

them in Grand Harbor and 10 of them in Oak Harbor. There are also two associations that are the combination of other individual voting member HOAs. They are River Village in Grand Harbor and the Oak Harbor Property Owners Association.

It is our determination as the first controlling resident directors of GHCA to do everything possible to treat the two sister communities and all 46 neighborhoods as equally as possible. So go hug those nice people who live “over there”. They are just like you even if their roof is a different color than yours.

Jeff Caso

GHCA President, on behalf of the Board