

GHCA BOARD MONTHLY NEWSLETTER – JUNE 2022

PRESIDENT'S REPORT:

Last month we reported that there had been a series of burglaries in the St. David's neighborhood and another has occurred since then in Victoria. The Indian River County Sheriff's Office is actively investigating these incidents, and it is very important that all residents be fully on guard to help prevent further in-home thefts.

Please be aware of the need to lock your home even when you are only leaving it for a short period of time. The thieves who are committing these crimes apparently have an awareness of occasions when residents have vacated. Whether you are only making a quick trip to Publix, or taking your dog out for a walk, or riding around the community on your bike, please be more careful than normal about locking your door whenever no one is at home. If you have an alarm system, you should activate it whenever leaving the house, and place alarm company stickers on doors or windows showing that you have an alarm system. That is a simple but effective deterrent to would-be thieves.

We live in relatively close together neighborhoods offering the capability for residents to know when people are seen around homes who are not normally there. If you see anything that looks suspicious call the Grand Harbor Main Gate Guardhouse immediately. Our security personnel can come to check it out. If you are convinced that you have seen what appears to be a burglary in process, do not call the Guardhouse...call 911 and ask for the police immediately. Only the police can intervene in an active crime. Our security personnel cannot. Nor can they investigate once a crime has been committed. Only the Sheriff's Office can do that.

As you will read in the Security Committee Report, we are right now evaluating the many recommendations from our security consultant as well as the hundreds of written suggestions offered by residents in the recent security survey. As a result, changes in our security preparedness will be made, but right now, please be vigilant.

On a completely different subject, the GHCA Annual Meeting is scheduled to be held on Tuesday, October 25th, starting at 3pm. We hope to be able to make this a live audience open session, as had been the case for GHCA each year prior to Covid. Further details will be provided in the near future, but today we would like to advise potential candidates for the GHCA Board of Directors that at the Annual Meeting the results will be announced of an election for three Directors. A Nominating Committee is in process of being formed. In accordance with the GHCA Declaration, one member of that committee must be a current Board Director, and that person will also be the chairman of the committee. I am pleased to announce that our GHCA Treasurer, Mike Clarke, has just agreed to head the Nominating

Committee. He will soon begin the search for residents to join the committee. Late in the summer a note will be sent to all HOA Presidents to provide the names of candidates from their neighborhoods who would like to be considered as candidates. Those potential candidates will be screened and interviewed by the Nominating Committee. You will hear more about this process in the near future.

FINANCE/TREASURER'S REPORT:

At our June 21st GHCA Board meeting a resolution was passed to address delinquent assessment payments. As permitted by Florida law and our Declarations, payments that are made after the 15th of the month in which they are due will be charged a late payment fee of 5% of the amount due. In addition, delinquent payments made after the end of the month in which they are due will be charged interest on the balance at a rate of 18% per year until paid. This policy becomes effective on July 1, 2022.

Our financial results through May show that our revenues to date are on budget. General and Administrative expenses so far are \$30K higher than budgeted due to general legal costs and insurance premiums. Our security costs to date are \$27K worse than budget due to security gate repairs. While most other costs are in line with our budget, it should be noted that the current inflationary environment will likely increase some of our costs for the balance of the year.

Expenditures for the bridge replacement are \$750K through May and our loan balance is \$872K. Litigation legal expenses are \$97K so far this year. Our receivables are \$103K largely due to the \$42K past due assessments from the Developer for the undeveloped lots in The Reserve. Our payables are \$198K including a \$59K payment due for the bridge project. Total cash in all funds is currently \$1.25M.

A R CHOICE MANAGEMENT REPORT:

Harbor Bridge #2: On Wednesday, June 15th the last pieces of the old bridge were removed. We are scheduled to pour the new pedestals that will receive the new beams on Monday, June 27th. The new beams are then scheduled to be placed on July 5th, followed by the concrete deck pour on July 25th.

We again ask that all casual foot, bicycle and vehicle traffic not go beyond the #1 Bridge. 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, so please do not walk or ride your bike through this area until the project is finished.

Reclaimed Water Pond Bulkhead: Our engineer has consulted with Indian River County and the Florida Department of Environmental Protection on permit requirements. He is waiting to have a similar consultation with the St. Johns River Water Management District before finalizing three options to replace the bulkhead for this pond. Once it is finalized we will review the options and prepare a specification for the bidding process.

Pond # 27: We have a verbal confirmation that the dredging work proposed for Pond #27 meets the requirements for a permit exemption. We have a contract proposal to dredge the north corner of the pond utilizing geo-tubes to dispose of the dredging spoils and rebuild the banks in the area we are cleaning out. We will proceed with this project.

LEGAL REPORT:

Although there is no new activity to report, the process defined by the Indian River County Circuit Court that we have previously described is following its course. We are continuing to work with our external experts and our counsel to document our claims and confirm the amounts of damages, while working with counsel as the discovery process continues. You may recall that we have a trial date assigned for next February.

SECURITY COMMITTEE REPORT:

MCH Security Consulting has completed their assessment of the security systems in place at Grand Harbor and Oak Harbor. This included a 144 page report which summarized the results of the community survey as well as all information obtained from Securitas such as: Standard Operating Procedures, officer salary history, review of current staff adherence to procedures, staff accountability, review of existing equipment such as cameras, monitoring equipment, software, etc. All perimeter access controls including fencing, gate operations, pedestrian access, etc. were also inspected and monitored for operations.

A community survey was provided to all residents to complete. A total of 859 residents responded to the survey, an astonishing 72% of the community. A total of 453 individual written comments were also received. The survey provided considerable insight into residents' thoughts on the current security situation.

Many observations and recommendations came out of their analysis of the survey. The full results of the survey will be made public to residents, but here are a few:

- 90% of residents indicate that they feel safe living in the Grand Harbor/Oak Harbor.
- 93% state they have had no instances of crime.

- One third of respondents have experienced some form of significant access control issues, while two-thirds have not experienced any issues with access for themselves, guests, or vendors.
- 2% of respondents have had delays or difficulties with emergency personnel gaining access to the community.
- Numerous respondents noted concern over potential entry through gaps in perimeter security around the community.
- Respondents clearly want the ability to add and/or remove guests to/from their guest list on-line.
- 94% of residents want a service that provides background checks on all vendors prior to them being permitted to work in the community.
- 67% of respondents indicated that they feel that the current level of security is adequate while 32% felt that more patrol officers are needed.
- A majority of respondents indicated that they do not want additional speed bumps, added stop signs or enforcement measures in the community.
- Over 50% of respondents felt that a reasonable increase in dues would be acceptable for improved security.

Based upon their observations and research of the current security staff and operations, MCH developed a list of recommendations for the committee. These include:

1. The community should update its security procedures and should provide detailed expectations of performance to the security provider. In addition, the current access control software should be updated or replaced, and security staff should be properly trained in its use. They should also receive specialized training in customer service, access control procedures and in the existing TEKwave access control software or any other system that might be selected to replace it.
2. Contiguous perimeter access control needs to be improved. Repairs to fencing, installation of additional cameras and upgrading existing cameras with video analytics should be done as well as the possible addition of controlled pedestrian gates at the entrances and improvements to access gates.
3. The implementation of a Safe Communities Vendor ID Program should be considered.
4. A thorough barcode audit should be completed and all invalid barcodes should be removed from the system. Consideration should be given to limiting the issuance of barcodes to residents, Club members, and current marina slip renters only, to shortening the barcode expiration periods and to performing barcode audits on a regular basis.
5. A system should be implemented that residents can use as an option to register guests and vendors on line in lieu of having to call the guardhouse.
6. We should also consider implementing a commercial emergency notification system for use during an emergency or a significant event that may impact residents. Examples of

this type of emergency include: criminal activity, fire, flood, boil water orders, hurricane information, evacuation orders and tornado warnings.

The Security Committee will advise the Board on next steps toward implementation of the recommendations provided by MCH, along with anticipated budgetary requirements, action stages and likely timing.

MARINA COMMITTEE REPORT:

Last month we reported on a flurry of activity regarding the Marina's application to the County for approval of 40 liveaboard slips and changes to the parking area. There has been no movement of note since the the County's May 16th preliminary comments on the Marina's proposals, and then the May 18th Technical Review Meeting at which the County confirmed that they would not approve the request for 40 liveaboards. At that time the County also said that they might accept a smaller number if the Marina and GHCA can reach agreement on the many issues that stand between them.

Our counsel has recently spoken to the Marina's counsel regarding the letter he sent on our behalf that listed the many important issues that currently exist between the Marina and GHCA, and to which Marina's counsel had yet to respond. He learned that the Marina is awaiting another "Comments" letter from the County, after which plans can start for a meeting, perhaps in August, to open discussions between the Marina and GHCA. Eventually, at the County's request, there would also be meetings open to the community, on the Marina's applications. These sessions would likely be in the Fall after many seasonal residents will have returned.

NEW CONSTRUCTION COMMITTEE REPORT:

We have reviewed our proposed Standards for New Construction with both of the new builders for The Falls and Laguna Village, and we are in process of finalizing this document. One of the requirements in the Standards is for the builders to pay an application fee of \$500 to GHCA for each new model that needs to be reviewed and approved by the New Construction Committee. This process has been completed for The Falls and payment has been received, and it is in process for Laguna Village. Lots in both areas are currently for sale and new construction will begin this summer.

FINAL NOTE:

Those of you who know Dr. James Betancourt, who resides in Grand Harbor's River Village neighborhood, may be aware that in addition to his dental practice he, like our GHCA Security Committee's practicing orthopedist, Dr. Barry Garcia, is also a deputy for the Indian River County Sheriff's Office.

I would now like you all to know that in reaction to the recent burglaries, which are actively being investigated by the Sheriff's Office, Dr. Betancourt has requested and has received permission from the Sheriff that while on-duty he can intermittently bring his patrol car into our community to cruise around the neighborhoods, thereby showing a visible police presence to any would-be bad guys.

While we all continue to hope that the Sheriff's Office catches the thieves who have recently broken into several homes in our community, and that the items they stole are recovered, this gesture of professionalism and kindness from one of our neighbors is heart warming. Thank you Dr. Betancourt.

Jeff Caso
GHCA President, on behalf of the Board