

GHCA BOARD MONTHLY NEWSLETTER - DECEMBER 2022

PRESIDENT'S REPORT:

The Bridge:

It was back in June of 2019, three and a half years ago, that our engineering firm came to us with a startling discovery...the bridge that we have come to call Bridge #2 was failing. Our engineers were studying all the main assets that were owned and/or managed by GHCA and were reporting their findings to our Grand Harbor/Oak Harbor Transition LLC Board as preparation for the turnover of GHCA from Developer control to Resident control at the end of 2020. I remember Lance Hall telling me what the engineers had discovered and then I drove straight over to the Developer's office at The Falls and gave the news to Joe Colasuonno, who was then President of GHCA. He immediately put up orange cones and signs limiting weight, and traffic was reduced to just the west side of the bridge.

Never could those of us on the Transition Board back then have imagined that a year and a half later three of us would be on the GHCA Board, and we would inherit this bridge project with a lot of studying having been done but no construction work at all. Well, we did our own studying and two years and \$1.5 million later this project is thankfully just about finished. Soon we will be turning our full attention to another project we inherited, the need to rebuild the Reclaimed Water Pond Bulkhead, which partially collapsed about a year before transition. We have had to do all the studying on this one and construction will commence next summer.

Gators:

Many residents and golfers noticed that a larger than usual alligator was recently lurking around the Harbor Course ponds and resting on the banks of River Club homes. There is a process for removing alligators that are more than 4-5 feet long. Call or email A R Choice with the location of the alligator and an estimate of its length. No, don't try to measure it! Alan Romano will call the Nuisance Alligator Hotline at Florida Fish and Wildlife and they will send a crew of experts to remove the alligator free of charge. Smaller gators will be relocated and the bigger ones are not so lucky.

Everyday Rules:

On another messy subject, please remind your visitors (and yourselves, if necessary, to pick up after your dogs when you are out talking walks. At holiday time we have many new visitors in the community and not everyone knows our everyday rules about dog waste; about not walking your dog on the golf courses at any time; not riding bicycles on the sidewalks unless you are a young child; and about not fishing in any of the ponds around the golf courses during golfing hours. Thank you for reminding your visitors of these basic community rules.

MRTA Declaration Revival:

As an update on the process for the Revival of our GHCA Declaration of Covenants, which so many of you participated in by submitting written consent forms, I am happy to inform you that our revival package was submitted to the Florida department that oversees such activities on December 1, 2022. They have 60 days to review and either approve or disapprove the documents. We will learn of their decision by January 30, 2023.

Security at Holiday Time:

Lastly, it is indeed holiday time and along with the joy of the season comes an unfortunate but necessary reminder that this is also the time of year when we must be the most mindful of the steps we should take to ensure the security of our homes, cars and valuables. Please remember to keep your home locked whenever you leave it, even if only for a short walk. Also remember to lock the doors of any vehicles that are parked outside of garages, and, yes, remember never to leave car keys in the car! Our St. Moritz security team is there to help us, so if you notice anything or any person that looks suspicious, please call them. The Guard Office phone numbers are at the end of the Security Committee Report in this newsletter.

However, if you see an actual crime in process, call 911 immediately and report it. Our security staff are here to tour the community, to observe and to report crimes to the Sheriff's Office. They are not here to engage with criminals in the act. Their job is to call the Sheriff. Let's all hope none of this occurs this holiday season, but please be prepared.

TREASURER'S REPORT:

There is not much to report this month after the presentation of our 2023 GHCA Budget. November results are not yet final. The preliminary report shows that we spent \$15,935 on cleanup after the second hurricane, Nicole. Overall, the results for November look like they will be close to budget. As soon as all the accounts are finalized we will publish the results on our website: GHCA.online.

We are working on our year-end adjustments to make sure that our accounts are in good shape for our audit process. A significant part of this activity is reconciling the amounts due to and from each of our operating and reserve funds.

A R CHOICE MANAGEMENT REPORT:**Harbor Bridge #2:**

The new curbs have been poured and the asphalt has been laid. The section of wood guardrail that was removed has been put back in place. Some sod has been installed and new landscaping has been authorized and is on the way. There are some issues with the new asphalt, and we have not accepted it as complete yet. Once it is complete, the road will be re-stripped and that will conclude this project.

We ask again, and probably for the last time on this project, that all casual foot, bicycle and vehicle traffic not go beyond the #1 Bridge. This is still a construction zone. There are people working on the site and there is heavy equipment in use. Please do not walk or ride your bike through this area until all work on the bridge is completed.

Reclaimed Water Pond Bulkhead:

The bid package has been sent to four qualified bidders by the Association's Engineer. Due to a lack of response with bids at holiday time, we have extended the deadline into the New Year.

Infrastructure Committee:

It is time to form a GHCA operations committee to provide oversight for the management of all our common property. This committee will be chaired by a GHCA Board Director and will work with the Property Manager to make the many day to day decisions needed to maintain and/or replace all elements of our common property.

There are three broad classes of property to manage: (1) property defined by our regulatory permits; (2) our irrigation system and the management of our water resources; and (3) all other common property in the community. This committee will jointly develop and manage the GHCA capital projects and the priorities for their respective areas.

The first area, our regulatory related property, includes the Estuary and the storm water management system throughout the community. This area has the most renovation to be done and will require knowledge of the environmental issues that we need to deal with. Fortunately, we already have a resident with experience in this area to serve on the committee.

The irrigation category includes maintenance of our extensive and diverse irrigation system as well as the management of the finite water resources used by all residents and entities on the property. There is much work that needs to be done to manage those resources for the good of the entire community. We also have a volunteer to focus on this area.

The “all other” category will be focused on proper maintenance (and replacement) of our roads, streetlights, walls, bridges and landscaping. Managing the replacement of the Reclaimed Water Bulkhead project will fall into this category of work. We need a volunteer to manage these assets for GHCA.

Each member of the committee will specialize in one of these three areas. We are looking for our third volunteer to join the committee to begin work on our common property early in 2023. If you are interested please contact Lance Hall at lgall2@verizon.net.

LEGAL REPORT:

The Litigation Committee has continued to meet by telephone with counsel and the experts who will serve as witnesses to support our claims about the obligations of the Developer and the condition of the assets of GHCA when control was turned over to the residents. We have also engaged a forensic accountant to help understand and present relevant financial issues. The asset experts have largely completed their work and are concentrating on calculating the cost to repair or replace assets and the amount of reserves we should have at this time. Counsel are in the process of setting dates for depositions by both sides. Trial of the case is currently set for March 27, 2023. This is not a firm date and is subject to delay.

MARINA COMMITTEE REPORT:

We have received a response from the Marina’s counsel to our prior letter which stated our position on key points regarding the Marina’s proposed project to convert 40 slips for liveaboard customers and to modify the parking area. After discussing it with our counsel, a letter is in preparation that will address certain points in the Marina letter and will propose a meeting between GHCA and Marina management early in the new year.

SECURITY COMMITTEE REPORT:

St. Moritz Security Services started as our new security provider on December 1, 2022. All local security staff have been hired and have undergone training. A few familiar faces were re-hired by St. Moritz, including our new security supervisor, Mr. Scott Marpil. Mr. Marpil had been the on-site security supervisor with Securitas for many years but had left in the Spring of 2021. We are very happy to have him back with us as site security supervisor.

We have engaged the services of Unified Technology Services to assist us with a variety of issues, inclusive of the guard house phone systems, computers, internet, and systems communications. Together with St. Moritz, we expect to finalize the selection of a vendor to improve our access control systems and to modernize our guest and vendor entry protocols. The new system will provide a means for residents to utilize a web portal on any computer or mobile device to register their guests. Residents will be able to issue a guest pass to their visitors or vendors that they can bring up on a mobile device and scan at any entry kiosk for quick access. We expect these systems to be in place by early 2023.

For the immediate future, while we proceed through the security transition, residents who need to admit guests and/or vendors without barcodes can do so by calling the guard offices. The phone number for the Main Grand Harbor Gate Guard Office is (772) 567-3614; the Oak Harbor Gate Guard Office is at (772) 778-1080; and the Guard House and Barcode Office at The Falls entrance is (772) 217-3000.

FINAL NOTE:

We don't often stop to ask ourselves a relatively simple question: "What is joy?" Well, this is that time of year when we just might have both the time to ask that question and the evidence around us to answer it. Joy certainly can come from the personal gratification of a job well done or a kindness offered or received. Most often though Joy is a more profound, and shared experience that we have with others. As we close out 2022 this holiday season, I wish you all many moments to enJOY all the friends and family around you. See you next year.

Jeff Caso
GHCA President, on behalf of the Board