

GHCA BOARD MONTHLY NEWSLETTER - FEBRUARY 2023

PRESIDENT'S REPORT:

Short Month, Short Report:

It's a mystery why a month that is only two or three days shorter than all the other months should result in a shorter than usual GHCA Newsletter, but that's what this is. Each report and each activity seems to be in some sort of suspended animation this month with less happening than usual. More on short February later.

MRTA Declaration Update:

Having received approval on our proposed revitalization of the GHCA Declaration of Covenants from the Florida Department of Economic Opportunity, as reported last month, we are now in the process of fulfilling the required next step. The newly revitalized Declaration now needs to be reprinted and distributed to all residents whose units were correctly annexed into GHCA by former developers. That means that those of you who received a thick deck of documents from us several months ago will soon receive an updated version with the revitalization language included. We expect the 1,254 newly printed books to return from the printer in about two weeks, after which the distribution will begin.

Our attorneys are currently determining the precise process through which we will then take the legal actions necessary to bring officially into GHCA those units and neighborhoods that were not correctly annexed previously.

No Power Boats Sign:

As many of you know, there are various rules about who can fish in our ponds, where, when and how. Recently we received from a resident a photo of an unknown person fishing in the protected estuary area near St. Andrews and St. Joseph in a very small motor-driven boat. That is strictly forbidden for everyone, everywhere inside the community, all the time. It was determined that this boat entered via one of the narrow channels that connect our estuary with the river. With the agreement of Grand Harbor Golf and Beach Club, a sign has been posted on the north side of the golf cart bridge connecting the back tees of River #15 with the rest of the hole. It says POWER BOATS ARE FORBIDDEN BEYOND THIS POINT. The power boat in question had to have passed under that bridge in order to get to the pond where it was photographed.

TREASURER'S REPORT:

We are currently in the midst of our audit process. We expect to complete the process in early March and share the audited statements with all members. In the meantime, we have not completed our January results, pending making the 2022 year-end adjustments by the auditors. The financial statements for January and our audit report will be posted on <https://ghca.online> once our audit is completed.

A R CHOICE MANAGEMENT REPORT:

Harbor Bridge #1 and #2:

Both bridges have been sealed with a special protectant to keep chlorides (salt) from penetrating the concrete, thus retarding the corrosion process.

Reclaimed Water Pond Bulkhead:

We reported last month that we had received only one bid for the replacement of the bulkhead around the reclaimed water pond. This is specialty work and all qualified local companies have more business than they can accommodate. We have been working with another contractor, though, who will be submitting a bid in about a week.

Irrigation:

Indian River County received 1.94 inches of rain LESS than normal. The county status is "Abnormally Dry". Our ponds are even lower now than last month. Please continue to conserve water by managing your irrigation systems.

Indian River Boulevard:

Although we have no real completion date, we have seen more activity and progress going on installing the road base for the installation of asphalt.

LEGAL REPORT:

Discovery continues in anticipation of Mediation on March 9th and trial, if necessary, on May 1st. The hearing of Defendants' motion for partial summary judgment has been set for the morning of March 2nd.

NEW CONSTRUCTION COMMITTEE REPORT:

Construction activity should begin at Laguna Village within the next few weeks. The developer and the contractor will be moving a construction/sales trailer to the south portion of the site where it will be mostly screened by existing landscaping. They will also be installing signs prohibiting parking along South Harbor Drive. Both have pledged to minimize inconvenience to existing residents as they build our community's newest neighborhood.

MARINA COMMITTEE REPORT:

During this past month Marina management applied to the Florida Department of Environmental Protection (FDEP) to change the operating permit for the Grand Harbor Marina to allow up to 40 current slips to be used for "liveaboards" which are vessels that remain in

place for certain periods of time, allowing the passengers to live aboard them. GHCA advised residents that this application had been made and provided an FDEP email address to which residents could send their points of view. Many residents did so, and FDEP noted receipt of each letter and forwarded copies of each to the applicant.

FDEP then announced that they were delaying their decision and were issuing a Notice of Intent (NOI) providing for a three week commenting period for concerned parties to continue to submit opinions. They provided a new name and email address for those comments. Not too many days later FDEP reversed course and announced their intent to approve the application to change the permit to allow liveaboards. As we always have known, the final decision about approving liveaboards, and if so how many, now shifts to Indian River County government.

The County staff long ago expressed the desire that the Marina and GHCA negotiate and arrive at a solution that was acceptable to both parties. Two virtual sessions were previously held, and GHCA counsel sent a letter to Marina counsel last week inviting an in-person negotiation session that covers not only the liveaboard and parking lot modifications that the Marina seeks, but also the long list of other marina-related issues that are important to our residents. We await their response.

SECURITY COMMITTEE REPORT:

This past month, with the approval of the GHCA Board at the January meeting, a contract was executed with Applications By Design, Inc. (ABDI) to provide new security access control software and entry kiosk stations for all of the gates. The equipment for the new entry kiosks is in the process of being ordered and assembled, and will hopefully be installed and operational in the next few months. The security software will replace our current software and will have many more user-friendly features to help us improve our access controls, to track and record guests, vendors, etc., while simultaneously simplifying residents' ability to provide access to friends, family and other guests.

We have also been working with Comcast to provide wired internet service at each of the access points and guard houses. These internet lines will work with the new access kiosks to be installed at each location, and will improve communications between the camera systems, the kiosks and the main guard houses.

In addition, our security provider, St. Moritz, is in the process of performing a barcode "audit" to clean up years' worth of unused or no longer valid bar codes. These bar codes had been issued for vehicles in the past that should either no longer have a bar code, or for which we have no record of them having attempted to gain access to the property in the recent past. This process will help clean up the system as well as assure that only permitted vehicles have access.

As we roll out our new security software and entry kiosks we will be issuing detailed instructions on their features and operations.

FINAL NOTE:

It's trivia time: how did February become such a short month?

The answer goes back to about 750 BC when the first Roman king, Romulus, asked to have a calendar created that patterned the cycles of the moon. This lunar calendar only had 10 months, running from March through December. Perhaps showing a lack of creativity, the last four months of the calendar were simply named after the Latin words for the numbers: 7 (Septem), 8 (Octo), 9 (Novem) and 10 (Decem). The two months that we now know as January and February were not important back then because they were the cold months when the crops didn't grow. Years later, the second Roman king, Pompilius, added January and February after December to make a 12 month year that still began with March, and was 355 days long.

Back then even numbers were considered unlucky and all the months had either 29 or 31 days. However, to fit the lunar year exactly, one month had to be even numbered, so the new last month of the year, February, was given 28 days. It wasn't until 45 BC that Julius Caesar asked a sun expert to re-pattern the annual calendar after the earth's cycle around the sun rather than the lunar cycle. This resulted in a year that had 365 days, beginning with January and February, and with every month having 30 or 31 days except February, which kept its original 28 days. But Mother Nature is very precise, and the annual solar cycle is actually 365.25 days long, not 365, thus lasting an extra 1/4 day per year. So Caesar's Julian calendar, which closely resembles ours today, needed an extra day every fourth year to make up for that part of a day that was missing. It was given to the already short month of February and leap year was born. February went from being the short month to the special month, which should mean something special to all those who are short!

Jeff Caso
GHCA President, on behalf of the Board