

GRAND HARBOR MONTHLY NEWSLETTER: MARCH 2023

PRESIDENT'S REPORT:

One More Time:

Once again water, or more precisely the lack thereof, is a major part of a "dry period" GHCA newsletter. A full explanation of our current situation will be found in the Management Report.

Be Careful:

Speaking of water, a normally happy sight during the Spring season here is children fishing in our ponds, often with parents or grandparents. Occasionally local kids also find their way into the community to fish, usually on foot, and we shoo them away whenever we know that is the case. At this time we need to raise the awareness to all residents of a potential danger to your young family members who go fishing in our ponds, especially those who do so without adult supervision. The danger literally is sometimes lurking just below the surface of the pond... alligators.

For whatever reason, this Spring has brought more alligators into the community than normally is the case, and they do not come here just to sun and pose for photos. It's quite the contrary as you all know. Please be sure to caution children about the danger of alligators, and think twice before allowing younger children to go fishing without adults present. There are no incidents to report, nothing has happened that we know of, but please be aware of the potential danger.

Sounds of Progress:

If you live in The Falls you are likely growing accustomed to sights and sounds that bring back memories from a few years ago. The sights are of trucks full of workmen and equipment, and the sounds come from the building of new homes. Several of the 42 lots that were purchased by GHO are currently under construction in various areas of The Falls. Very shortly construction of new homes will also commence at Laguna Village. New models of single family homes facing the river will very soon enter the first stages of construction. The builders' trailer is already on site and ground breaking is soon to follow. In recent years many new homes were built in Oak Harbor, mostly also by GHO, but this type of new construction has lately been rare in Grand Harbor. More later on the implications of new construction for all of us.

TREASURER'S REPORT:

We have virtually completed the audit of our 2022 financials. The auditors have provided a draft with a favorable opinion and the final set of financials are very much in line with the unaudited statements that were published on GHCA.online. We will complete the final steps this week and will then have the audit report and the final 2022 results. This will also result in being able to publish our financials for January and February of this year as well.

The GHCA Board has approved a commitment for an additional \$1 million loan from Marine Bank to pay for the special projects in our 2023 budget. The terms are for a 2 year period to draw down the funds, paying interest only, and then a 15 year payback for the loan. This is the same term as the original \$2 million loan from Marine that was primarily used to rebuild the bridge. The interest rate for this new loan is 7.21% for the first 5 years. It will then adjust to the bank's base rate (SOFR - Secured Overnight Financing Rate) plus 3%. The loan documents are being prepared and we should close on this loan by the end of April.

As is normally requested, we agreed to keep the cash balances for our Replacement Fund (Roadway Reserve) and our Deferred Maintenance Fund on deposit with Marine Bank. Our total deposits at the bank are in the \$1 million range. Due to the recent events at some other banks and the FDIC guarantee of \$250,000 for deposits, we are changing our deposits to an ICS (Insured Cash Sweep) program provided by Marine Bank where deposits are distributed to other banks in the system. This protects our deposits as they are guaranteed in several banks under the \$250,000 FDIC insured limit. This is a widely used system that gives us security while maintaining the availability of our funds when we need them. The GHCA Board has approved this proposal.

Finally, a few words about February's financials. Our operations were favorable to budget. We spent almost \$90K for work done in January and February to complete the bridge project that was not included in our 2023 budget. We have paid off the Line of Credit and have borrowed \$1,815,000 of the \$2 million loan to cover most of the costs for our special projects through January. We will borrow the remaining \$185K as we continue with the projects this year. Our 15-year repayment of this loan begins in September this year and has been accounted for in our 2023 budget.

A R CHOICE MANAGEMENT REPORT:

Main Grand Harbor Fountain:

The main fountain has been taken out of service and will remain out of service until we receive sufficient rain to bring the large pond (Pond 16) back to normal levels. The first issue is the high level of winds prevailing at this time of the year that causes a great deal of water loss. Secondly, as the pond level goes down the fountain feed pumps draw in more of the bottom muck in the pond, thus clogging our filters. We will perform some maintenance activities while the fountain is down.

Reclaimed Water Pond Bulkhead:

The additional construction bid that we are waiting for is still coming. Because this is a large project, they are waiting for updated material quotes and will be submitting their proposal shortly.

Irrigation:

Indian River County is now in a moderate drought condition. We have received almost 3 inches less of rain than normal since January. We need to conserve what we have. All residential irrigation needs to be reduced by 25% from our normal levels. Please advise your property manager and/or irrigation maintenance company that all timers need to be adjusted with 25% less per cycle. For example, if a timer is set for a standard 20 minute cycle, it now needs to be reduced to 15 minutes. Most timers have a function that will do this adjustment for all zones. Set that % adjustment to 75%.

Phil Schwin has been doing an inventory of residential irrigation timers as our first step in managing and improving our ability to conserve water during dry seasons and droughts. Most areas have timers that irrigate multiple open areas with mixed zones. We have 76 timers with 852 zones for those multiple area timers.

There are 4 neighborhoods that have individual house timers or timers servicing 2 or more homes. There are also 116 individual home timers. Two neighborhoods have timers that service 2 or more homes. We do not have a firm count for those yet.

The water feeding those timers is sourced from various ponds using a number of pumping systems. 71 homes in River Club have individual pumps that draw water from the surrounding ponds. All other feeds are from 12 other distinct pumping systems operated by many different entities. Irrigation water comes from our ponds and from the reclaimed water pond for all of the open areas in the community. We supplement that water with 2 fresh water wells during the dry season. The amount of well water that we can use for irrigation is limited by our Consumption and Use Permit with the St. John's River Water Management District.

Indian River Boulevard:

The improvement work on the road appears to be moving slowly. No estimated completion date has yet been provided.

Infrastructure Committee:

The new Infrastructure Committee met for the first time on March 7th. The committee includes Lance Hall, Alan Romano, Spencer Joiner and Phil Schwin. Two other GHCA Board members, Mike Clarke and Dave Phillips also attended. Spencer has agreed to focus on all activity related to our ponds and the estuary. These structures are vital to managing flood control and water quality on our property and have a significant regulatory component. Phil has agreed to focus on our water consumption and irrigation systems.

As a team, this committee will manage the common property of GHCA, work with Alan Romano making the day to day maintenance decisions, recommend operating and capital projects to the Board, and develop all common property capital projects. We reviewed in detail the pond and estuary remediation issues we will need to address in the next few years and the state of our irrigation and water consumption history. We also agreed to form a sub-committee under Spencer's leadership to focus on the pond and estuary work. See the notice below if you would like to help on that committee.

Pond and Estuary Committee Notice:

GHCA is seeking volunteers to help manage projects to improve and restore our ponds and estuary.

We are looking for individuals with interest or experience in any of the following areas: project management, environmental resource management, civil engineering, storm water management, water quality, hydrology, wildlife habitat, plant ecology, environmental law, contract management and communications.

Volunteers will form a Pond and Estuary Committee responsible for developing priorities, action plans, projects and programs for engineering design and construction including budgets to be presented to the GHCA Board for approval and permit submission to government agencies. If you would like to contribute to improving the environmental values of our community, or if you know of anyone who would, please let me know. Depending upon the size of the

committee volunteers can expect to contribute 6-12 hours per week. An organizational meeting will be scheduled for the first week of May.

For more information please contact:
Spencer Joyner
spencerjoyner@aol.com

NEW CONSTRUCTION COMMITTEE:

Construction of a new home in St. Andrews is well along and an application for a new home in River Club has been received. A construction/sales trailer has been delivered to Laguna Village in preparation for the start of construction.

MARINA COMMITTEE REPORT:

In last month's newsletter we reported that our counsel had sent a letter to the Marina's counsel suggesting that we schedule a live working session to go through the many issues between us. Our previous meetings had both been via Zoom. Not having received a reply our counsel recently called his Marina counterpart. By the end of their conversation they reached agreement in principle on a live meeting with a full agenda of the topics of interest to both sides. Details of when and where to meet will hopefully be worked out in the coming days.

SECURITY COMMITTEE REPORT:

The equipment for the new entry kiosks is currently being assembled and should be installed and operational toward the end of May. Prior to its installation, all residents will be provided information on how to operate it, instructions on admitting guests, etc. Please be advised that with the rollout of the new system, a few kinks are possible, but we are hopeful that they are minor, and we will address them as they arise.

An order has been placed with Comcast for new internet and upgraded services at the entry points and guardhouses that will work with the new access kiosks to be installed at each location. Their installation will coincide with the installation of the new entry kiosks.

FINAL NOTE:

It's obvious that more new homes mean more people and more people can mean more crowded parking lots and faster filled event sign-ups. However, there are many benefits to having new homes built and filled with new resident families. GHCA and the neighborhood HOA both receive added revenue without incurring new cost. The GH and OH Clubs get opportunities to welcome new members. Local merchants get new customers. Most importantly of all though, every one of us gets another opportunity to meet our next good friend.

Jeff Caso
GHCA President, on behalf of the Board

