

GHCA BOARD MONTHLY NEWSLETTER - MAY 2023

PRESIDENT'S REPORT:

Plants in our Ponds:

A lot of work has been done by Creative Landscaping in recent months to remove invasive species of plants from our ponds. You may have seen the crews pulling large quantities of plants out of the ponds and hauling them away in wheelbarrows. These unwanted plants grow quickly and tend to smother the beneficial plants that are both important and required legally. Their role is to filter various impurities out of the water that circulates through the storm water management system so that once the water eventually discharges into the lagoon it is as clean as it can be.

These beneficial plants start to grow and to propagate after the invasive species have been removed and a relatively new issue emerges...they also can start to be too plentiful and to dominate smaller pond shorelines. The regulation requires us to have 30% of the littoral area (basically the shoreline of each pond) planted with beneficial species. A new challenge for the landscape team is to start to remove beneficial plants once they have achieved the 30% coverage requirement. Too much plant growth, whether invasive or beneficial can detract from the beauty of the pond views we all like to have. It is a never-ending process, but we wanted to explain it to you.

Construction Signage:

Almost a year ago GHO started construction of new homes in The Falls after purchasing the undeveloped lots from Icahn. Also at that time GHCA began its new role managing the New Construction Committee (NCC) which had always been controlled 100% by developers. As part of that process, agreement was reached between GHCA and GHO on the type, size and placement of signs announcing the availability of new homes in The Falls. An 8' X 4' sign on Indian River Boulevard, near the entrance to The Falls was agreed to and has been in place ever since.

More recently, the NCC had a signage discussion with Meridian, the company that will be managing construction at Laguna Village, that resulted in the placement of a similar 8' X 4' sign near the main Grand Harbor entrance. This one is much more noticeable to residents though, because so many more use that entrance.

We were required to allow signage to the builders and it in no way affects the long-standing ban on real estate signs or open houses for resales within the community. In addition, it is in our interest as residents to allow GHO and Meridian to be as successful as possible with their new home construction, because the sooner they build-out and sell-out, the sooner the disruption of construction will be over.

Comcast Update:

As part of our bulk cable contract for the community with Comcast, they are expected to pass along to all our residents any improvements in the quality or speed of their bulk contract service offerings for tv and internet. We are pleased to announce that Comcast just increased the maximum internet speed for all GHCA residents from 300 Mbps to 400 Mbps. Remember that in our contract renewal with Comcast two years ago, we negotiated adding internet to the

cable package at very attractive bulk contract rates. Monthly Comcast tv and internet costs represent 31% of your GHCA assessment paid through your HOA.

GHCA Handbook:

We are very pleased to let you know that the finishing touches are currently being made to a first-ever GHCA Handbook for residents. The brainchild of Dale Jacobs, and the product of several months of research and writing by a dedicated team of residents, this handbook will be emailed soon to all residents and will be made available to all incoming new residents. More details will be provided as we near the launch date.

Rainy Season:

Long term weather records indicate that for our area the so-called "Rainy Season" is supposed to start each year in late May. Well, the rain we have been getting the last few days indicates that this year it may finally be happening on time. When the Management Report shown below was written a few days ago we had just received the first day of significant rain in quite a while. But that rain was all we got during a week where rain was in the forecast almost every day. Now we have received a few more days with rainfall giving hope that recent irrigation restrictions may possibly be lifted in June. More on rain later.

TREASURER'S REPORT:

On Thursday, May 4th, we signed the documents for our \$1 million loan from Marine Bank. This loan will be used to fund the rebuilding of the walls of the reclaimed water tank between the 15th and 16th holes of the Harbor Course as well as for other deferred maintenance projects.

Our financial results through April have been posted on our website (GHCA.online). As noted last month, revenues are as budgeted. Management expenses are a little more than budgeted for the year to date. Legal expenses are high due to MRTA and our audit expense was paid in April. Offsetting these expenses were our lower insurance and interest costs. Our budget was developed assuming we would borrow from our line of credit. In fact, we have not used our line of credit and therefore have not incurred any interest expense.

Security expenses continue to be above budget. As mentioned before, we expect to realize some savings once the new kiosk system is fully operational. Landscape expenses are back on track this month. Utilities are right on budget. Repairs and Maintenance are better than budget primarily because we have not yet used any of our budgeted contingency funds.

In the special projects, as noted last month, we spent \$90K to complete the bridge which was not budgeted. Our budget anticipated spending for the reclaimed water pond and the irrigation pumps. The details for these projects are still being evaluated and have not incurred any expenses through April. The balance of the security system upgrades will likely come in May. Our interest on our long term loan is as budgeted. Litigation expenses have been significantly higher than we anticipated in our budget.

Our balance sheet shows that we have \$877K in combined bank balances for all our funds. Our Accounts Receivable continue to increase as a result of the Developer not paying their assessments. Our \$2 million term loan remains at \$1,815K with \$185K remaining to be borrowed. Repayments on this loan will begin in September this year.

A R CHOICE MANAGEMENT REPORT:

Reclaimed Water Pond Bulkhead:

The contractor bids for the wall in our bid package were exceedingly high due to the specialty wall material our engineer, Steve Boehning, specified. We evaluated an option to reduce the material costs by using a more common, lighter gauge, less expensive material. The lighter gauge wall is not as strong as the specialty material so it would not be able to hold back as much soil. We had asked Steve to review the wall design and to determine what the maximum wall height would need to be if we used the less expensive material.

The current wall height ranges from 8 ft. to 10.6 ft. high around the pond. Steve reported that the maximum wall height using the lighter gauge material is 9 ft. There is less than a quarter of the wall that is greater than 9 ft. high at this time. The land adjacent to those high sections would need to be sloped down to the new wall. There would be no reduction in pond capacity and the resulting changes to the land surrounding the pond were minimal. We have authorized our engineer to revise the bid package and to solicit new bids.

Irrigation:

On May 22nd the Grand Harbor Golf Club recorded one inch of rainfall. This is the only significant rainfall we received over a period when the local forecast predicted rain every day. It seems the storms stay to the north or south of us. Indian River County is still in a moderate drought condition with rainfall now 6 inches below normal since January. Please remain vigilant in your conservation efforts. The restrictions issued last month are still in place.

Indian River Boulevard:

This project appears to be close to finishing in front of Grand Harbor and Oak Harbor. There is still some asphalt work that needs to be done as well as a fiber optic line that needs to be pulled through the conduit that has already been buried. AAA Irrigation has been replacing all the irrigation heads that were damaged during the County Road project.

Infrastructure Committee:

The Committee has received three proposals to replace the pond 21 pumping system. One proposal replaces the wet well system, and two proposals replace the system with centrifugal pumps, eliminating the need for a wet well. The Committee is in the process of selecting the proposal best fitting our needs and is planning to present a capital spending proposal for Board review at the June GHCA Board Meeting.

LEGAL REPORT:

In regards to the litigation, we have filed a motion for appeal. The appeal process is slow to develop so there will not be much to report in the coming months.

MARINA COMMITTEE REPORT:

Last month we reported that an in-person meeting with Marina management was foreseen for early May, but that never happened and now we are working on an early June Zoom conference to discuss the many issues that need resolution. As a reminder, the Marina owners want County approval for as many as 40 existing slips to be designated for liveaboard boats, and they have desires to rearrange parking spaces in the Marina parking lot. GHCA, and/or the

residents it represents, have different ideas about liveaboards and the parking lot, along with a list of other issues that require corrective action like clearing the parking lot of the remaining construction items, repairing the boardwalk around the Marina, replacing dying shrubs around the parking lot and the area near the residential towers, etc. Our counsel is in contact with both the County and the Marina's counsel on these issues and on setting up the next meeting.

NEW CONSTRUCTION COMMITTEE REPORT:

Contractors are slowly ramping up for the start of construction at Laguna Village. GHCA has directed all contractors, vendors and delivery vehicles to use the main entrance to Grand Harbor, travel to the site via Grand Harbor Boulevard and South Harbor Drive, and then continue on South Harbor Drive and St. Catherine's Drive to the exit on 45th Street. This short one-way loop will evenly distribute traffic and minimize inconvenience for residents.

The Committee also approved replacement of an existing one-story home at 1885 Paseo Del Lago in River Club with a new two-story home. Work is scheduled to begin soon.

SECURITY COMMITTEE REPORT:

The equipment for the new entry kiosks is currently being assembled, and should be installed and operational by mid-June. Once the system is in place and operational, all residents will be provided information on how to access the web-portal together with instructions on how to admit guests, etc. In the meantime, specific operating parameters related to Marina slip-renter access, Freedom Boat Club member access and non-resident golf/tennis club member access are being prepared to guide the system programmers when installing the new system. Please be advised that the rollout of the new system will take a little time and questions from residents on its operation will be addressed as they come in.

FINAL NOTE:

Never before in my life can I remember checking the weather forecast several times a day hoping it would rain. Starting from the time when I was a kid and I always wanted to go out in the sun and play, all the way up to these days as an old retiree wanting to go to the beach, or play golf, or just sit outside doing nothing, I have always been asking Mother Nature to keep the rain away. How can a volunteer job like GHCA change a life-long perspective on the weather? Is it worth it just to keep our ponds full and the grass greener around the community? Last year the rainy season started over a month later than usual but it looks like it's right on time this year. Only if it is will I find out if it's worth it. The 1970's margarine ad used to say "It's not nice to fool Mother Nature." Maybe it's also not smart to think you have figured her out either.

Jeff Caso
GHCA President, on behalf of the Board