

GHCA BOARD MONTHLY NEWSLETTER - JUNE 2023

PRESIDENT'S REPORT:

GHCA Handbook:

In last month's newsletter we announced that a GHCA Handbook had been prepared and would soon be distributed to all residents of Grand Harbor and Oak Harbor. With very big thanks to Dale Jacobs and the team of residents that he assembled, who together researched, designed and wrote this first ever GHCA Handbook, we are pleased to tell you that your copy is attached to this email.

We urge all of you to open it and print it so that you can continually refer to it. It will take 15 pages of paper with 2-sided printing. The detailed information provided in the Handbook has never before been assembled in one place, and while initially intended mostly for incoming new residents, its greatest immediate value will be to all of us who currently live in the community. If and when there might be future updates to the Handbook, replacement pages will be sent to residents. Open it, read it, print it and keep it. You'll be glad you did.

Weather Report:

None of us currently in Vero Beach are wondering these days when we will finally get some rain. Instead, we are wondering how many inches are we going to get today! For all our concern about the very real drought conditions we were living with, our community has received over ONE FOOT of rain during the past two weeks. Most of it came with heavy thunder and lightning, and some of it with very high winds. The 25% reduction in irrigation time that was put in place a couple of months ago has obviously been lifted, but all HOAs and those residents who control their own irrigation need to remember that we permanently have in place a twice only per week watering restriction. And if your automatic rain gauges are working, there should be no irrigation going on at all during periods like this of daily rainfall.

North Entrance/Exit:

The Board is well aware that many residents are swerving around the one-side only speed bumps at the North entrance and exit to Grand Harbor. We are studying possible solutions and expect to take further action there soon. In the meantime, we urge all vehicle and golf cart drivers to go slowly and be very careful at that crossing.

Comcast Cable Update:

You will find below a potentially very useful tip from Bill Kofoed of our Comcast Cable Committee on how to use your Comcast Xfinity service while away from Vero Beach through streaming. If it sounds a little complicated to you, just ask your grandchildren to explain it!

GHCA Meeting Schedule:

We have our June GHCA Board Meeting on Tuesday, June 27th at 9 am, coming via Zoom from the A R Choice office. Our next scheduled Board Meeting is the Annual GHCA Meeting on October 31st at 3 pm. If there is a need, Special Meetings may be called during the summer months.

TREASURER'S REPORT:

Our published report for April was incorrect. There was a litigation invoice that was double counted. Consequently, we have published a corrected statement for April on our website.

Our results for May are also on the website. On the operating comparison to our budget, Security Guard House Expenses were abnormally high in May as a result of repainting the main Grand Harbor guardhouse for \$8K. In Security Gate Expenses, we purchased additional barcode stickers resulting in the variance from budget.

For the year to date, our general legal expenses reflect the additional spending on the MRTA issues. Security expenses are worse than budgeted, in part due to the additional maintenance (painting) of the GH guardhouse and the additional man hours until the new kiosk system is fully implemented.

On the special projects, we had budgeted to repair the Reclaimed Water Pond bulkhead this year. However, it will likely be moved to next summer, resulting in a significant variance from the budget for the balance of this year. The Irrigation Pump replacement project has also changed in its timing and is expected to be completed by the end of this year. Our budget assumed that only half of the spending would be in 2023. The total project is still expected to be around \$400K in total. Our Term Loan Expenses for May were high due to the closing costs on our \$1 million loan.

Our total cash is just over \$800K and our loan balance remains at \$1,815K. The remaining \$185K on our \$2 million loan will be advanced in August and repayments will begin in September. With the change in timing of the Reclaimed Water Pond project, we will likely not use any of the new \$1 million loan in 2023. This will save interest cost on that loan that was included in 2023 budget.

We are also investigating how to improve the interest earned on our deposits in the Replacement Fund. This fund is dedicated for road replacement, and it is unlikely that it will be needed soon. Certificates of Deposit at higher rates may give us a better return on this fund.

A R CHOICE MANAGEMENT REPORT:

Reclaimed Water Pond Bulkhead:

At this time we are awaiting the bid package to be rewritten with the newly specified materials. Once this is completed, the package will be sent to the contractors for bidding. It looks as though this project will be done in conjunction with the Grand Harbor Club's Harbor Course Irrigation project scheduled for next summer.

Irrigation:

We are thankful that the rain gods listened to our prayers, and we have had plenty of rain and our ponds are full. Now is a good time to check and make certain that the rain switches on your irrigation systems are functioning properly. It will help our ponds stay full longer.

Infrastructure Committee:

The Committee will be making a recommendation to the Board to award a contract to replace the Pond 21 Irrigation Pumping station. In conjunction with this recommendation the

committee will also be recommending work on Pond 27. The western edge of the pond will need to be dredged and the lake banks will need rebuilding and replanting.

LEGAL REPORT:

No new activity to report this month.

MARINA COMMITTEE REPORT:

The Marina's counsel and management have agreed to meet with GHCA and counsel via Zoom in the coming weeks. We attempted to organize a live meeting in June, supplemented with virtual participants as needed, but it became impossible.

CABLE COMMITTEE REPORT:

Here is some information that Comcast has released regarding summer cable television streaming. Whether you are traveling or headed away from Florida for the summer, the Comcast plan has limited coverage while you are away by streaming content. Simply download the Xfinity Stream app on your smart phone or tablet. Use your Xfinity Login credentials when you initially open the app.

One of the best uses of the Xfinity Stream app is to watch your recorded shows. Any past or scheduled recordings can be viewed. You can also use the app to schedule more recordings.

A number of the channels in our plan are available for live viewing. The most popular channels are: ABC, NBC, TNT, CNN, FOX News, MSNBC, ESPN, ESPN2, CSPAN, Tennis Channel, TBS, Disney, AMC, Hallmark, FS2, Bravo.

Notable channels that are NOT available for live viewing when traveling are: CBS, FOX, PBS, TBN, CW, ION, MyTV, MeTV, Comet. In the case of CBS, you can download the CBS App and use your Xfinity Login for live viewing.

MRTA COMMITTEE REPORT:

The final step in the MRTA process is the proper annexation of certain units to GHCA. Our counsel has completed their research and has recommended a procedure for our consideration. Once we have reviewed and approved the procedure, work on this step will be started during the summer and completed in the Fall.

SECURITY COMMITTEE REPORT:

Installation of our new security software will be happening shortly. Our new software provider, ABDI, is currently working on setting the new system up, programming the database, and starting to transfer data from the old Tekware system into the new database. The equipment for the new entry kiosks is currently being assembled and will be installed and functional in about 4 weeks. Installation of the software and other equipment will proceed anyway, while waiting for the kiosks to be completed.

In the meantime, specific operating parameters relating to Marina slip renter access, Freedom Boat Club member access and GH Club non-resident member access have been prepared to guide the system programmers when installing the new system. Once the system is in place and operational, all residents will be provided with information as to how to access the web-portal, together with instructions on admitting guests, etc. As a reminder, 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:

Lately I have been thinking a lot about rabbits. Yes, bunny rabbits. When we first moved here 25 years ago the community was full of little dark brown rabbits. They seemed to be everywhere, until one day many years later when I realized they weren't everywhere any more. In fact, they had become hard to find. Without knowing for sure, I supposed that the combination of wild predators in the vicinity and the encroachment of new construction within the community had cost us the pleasure of seeing little brown rabbits nibbling on the grass. They had either moved on to somewhere else where there was more calm and protection, or they had been eliminated by bobcats and others.

Fast forward to today. If you look around you will see that we have rabbits again. But these are mostly common grey rabbits, not the little brown ones. They are visible in lots of parts of our community, and they seem calm and content as though just staying alive is no longer top of mind. That's a good thing...if, like me, you enjoy watching bunnies being bunnies. It also tells me that our once vast areas of heavy new construction in the community have dwindled to a precious few; that homeowners have planted and nurtured the types of shrubs and hedges that rabbits like to use for their nests, and that those predators don't find our highly developed neighborhoods as inviting as the open fields many of them replaced. The rabbits seem content, even happy. Maybe we should be too.

Jeff Caso
GHCA President, on behalf of the Board