

GHCA BOARD MONTHLY NEWSLETTER - JULY 2023

PRESIDENT'S REPORT:

GHCA HANDBOOK:

Last month we attached a copy of the first ever GHCA Handbook to the monthly GHCA Newsletter. If any resident has a question about the content of the Handbook please let us know and we will try to respond. In addition, attached once again is the pdf containing the Handbook in case you forgot either to file it electronically or to print it last month. If you do not have access to a printer and would like a printed copy please let A R Choice know and we will print one for you.

MARINA UPDATE:

As we have reported over many months we have been trying to arrange for Marina management and counsel to meet again with our Marina Committee and our counsel but we could not get the other side to agree to a suitable date and/or format. Finally on July 20th we did have a Zoom discussion. As we have explained previously, the Marina's primary interest is in obtaining agreement on approval for a certain number of existing slips to be converted for use by liveaboard customers. We previously reported that they received approval from the Florida Department of Environmental Protection to have their permit modified to allow liveaboards in general and they now need County approval as well. The Marina had requested last year that 40 slips be allowed to be used for liveaboards and the County said they would not approve as many as 40 and asked that the Marina and GHCA work out an agreement.

Negotiations have now started between GHCA and Marina management. Their focus has always been on liveaboards while our focus has been on a list of issues that we need agreement on for the benefit of the community of which the restraint of liveaboards is just one. Since negotiations are now underway we will not be able comment further until some form of tentative agreement is reached.

GHCA BOARD MEETINGS:

As a reminder, we are continuing the practice of not having scheduled monthly Board Meetings during the summer months of July-September. Our next meeting will be the GHCA Annual Meeting on Tuesday, October 31st at 3pm. At that meeting the results of this year's election of Board Directors will be announced. The Board is very pleased that Bob Garrison has once again agreed to captain the election process and I will serve as the required Board Chairman. The two-year terms of Mike Clarke and Dave Phillips are up and both have indicated a desire to stand for re-election. More details on the Annual Meeting and the election will be forthcoming in August.

TREASURER'S REPORT:

The results for June are now available on our website. Overall, the month resulted in a small excess of Expenditures over Revenues for operations. The year to date has a very small positive result.

On the revenue side for the month, our security gate income was \$12.5K reflecting the increase in the annual fee for barcodes for vendors. Year to date this income is almost \$40K. This higher level of income was not included in our 2023 Budget prepared last October because we were considering an alternative approach to vendor access to the property. Late fee income, which includes interest, is virtually all attributable to the undeveloped lots in The Reserve that are owned by the Developer (Icahn Enterprises). The assessments for these 37 lots have not been paid for the past year and a half, since December 2021. The interest income on our balances in the Replacement and Deferred Maintenance Fund is better than budgeted because of the somewhat higher interest rates earned on our deposits.

Operating expenses were \$12.3K worse than budgeted for the month and \$20.4K worse for the year to date. Management expenses were better than budgeted for the month due to the savings on our insurance premiums and no interest expense because we did not borrow from our line of credit. However, for the year to date, the general legal expenses (separate from litigation) are worse than budgeted due to the unanticipated added costs of the MRTA Declaration revitalization process.

While our security provider expenses were on budget for the month, they are just under 5% higher than budgeted for the year to date. We continue to expect some improvement once the new security kiosks are fully implemented. The guard house expenses include work done on doors in June and the painting and floor work done earlier this year. Security gate expenses include repairing the 45th Street gate in June and the costs of our barcode stickers year to date. We have also had almost a dozen times where our gate arms have needed replacing this year. Each time this happens it costs almost \$900 to replace them. In some cases we recover the costs from the responsible party, but not always. We urge everyone to make sure the gates are fully open when entering and exiting our community.

Landscape expenses were on budget for the month although about \$20K was spent removing trees and limbs after storm damage in May and June. The year to date expenses are somewhat over budget as well. Some of this variance is the timing of mangrove trimming and invasive plant removal from our ponds. Utilities are in line with the budget.

Repairs and Maintenance was \$16K worse than budgeted in June because 5 months of Oak Harbor maintenance work paid by GHCA was invoiced this month. Fountain maintenance includes almost \$8K in expense for required 5-year inspection and calibration of fountain and irrigation pumps. The year to date includes replacing the grates on some of our storm drains as well as sidewalk repairs in various areas of the community.

The Balance Sheet shows total cash of \$830K and our loan balance remains at \$1,815K. We will draw down the remaining \$185K of our \$2 million loan next month. Beginning in September we will begin repaying this loan at \$13,578.59 per month including interest (3.99%) and principal. Payments will continue at this rate until September 2030 when the interest rate is subject to adjustment. The final payment on this loan will be in August 2037. The Accounts Receivable of \$184K is virtually all the result of the nonpayment of assessments and penalties for the undeveloped Reserve lots.

A R CHOICE MANAGEMENT REPORT:

Reclaimed Water Pond Bulkhead:

We are still waiting on Coastal Waterways to rewrite plan specifications. Once they are received we will continue with the bid process. This project is expected to be done in 2024.

Irrigation:

Presently our ponds are full, and the grass and hedges are green and wet. No irrigation should be running at this time. We have recently had plenty of rain.

Infrastructure Committee:

The GHCA Board has awarded a contract to Hoover Pumping Systems to replace the irrigation pumps at Pond 21. The Board has also authorized the hiring of Fontaine & Associates to oversee work at Pond 21 for dredging and lake bank repairs. Amelia Fontaine will be applying to get a permit exemption from St. John's Water Management District for this work as it is considered maintenance of our retention system.

The Infrastructure Committee has recently sent out a request for proposal to multiple engineering firms who will be considered for the position of making recommendations on pond maintenance and repairs to "test ponds" that will aid us in determining our means and methods for the future.

LEGAL REPORT:

Our counsel filed a motion in the middle of the month opposing the hearing which defendants had requested on its motion to have GHCA pay costs in connection with the summary judgment proceeding. Our position is that a hearing on that motion should not be held until the result of the appeal is determined.

SECURITY COMMITTEE REPORT:

Installation of our new security software has begun. Our software provider, ABDI, is transferring data from the old Tekware system into the new database. The new call authorization has been set up and is currently being tested. Residents will receive information on the use of the system and their security code to access the system as soon as testing is completed. New entry "kiosks" will be installed at each of the 4 gates. These kiosks will be installed at the Grand Harbor main entry between the external columns, at the Oak Harbor gate in the island next to the resident lane, at The Falls entry next to the location of the existing "call box" and at the 53rd street gate also next to the existing call box. Each kiosk is equipped with an intercom, a camera and a QSCAN reader. Persons using the various kiosks can communicate with the guard at the GH guard house, both by voice and visually. The QSCAN readers can read QR codes printed on a visitor pass or a QR code on a mobile device such as a cell phone.

Once the system is installed and fully operational, all residents will receive detailed instructions on the operation of the system, its capabilities, how to log into the system, issue visitor passes, update personal information, etc.

A notice as sent to all residents advising them of the installation date and to let them know that there are bound to be temporary disruptions during the process of installing the new system. There may be instances where vehicle ar codes temporarily do not work properly; there may be back-ups at the gates; guest admittance might get disrupted, and there might be times when there is difficulty reaching the guards by phone. These are expected to be short-lived and we ask everyone to please be understanding and patient during this process. The guards on duty will have their hands full and will do their best to address all issues and get everyone in and out of the gates as fast as possible.

If anyone experiences issues with vehicle bar codes or any other issue, please report it to the security office at 772-567-3614 or to the Vehicle Bar Code Office at 772-217-3000. If anyone experiences trouble getting in any of the remote gates, please use the main Grand Harbor entrance. Anyone stopping at the main guard house to gain access must have photo ID ready to show the guard at the gate. Please note that the guards are instructed not to allow anyone through the gates without photo ID.

FINAL NOTE:

Mid-summer finds our residents scattered all over the country and various other parts of the world, but one thing that appears to be common no matter where you are this summer is the extreme weather we are having. If it's not blazing hot it's pouring with rain or both at the same time. One of the potential dangers that senior citizens face is ignoring the wisdom of how to deal with extreme weather. When there is a foot of snow on the ground call the kid next door to shovel it. When it's scorching hot outside and you see both work and play that you would like to do, take a deep breath and do what you have earned the right to do.... absolutely nothing! Happy Summer everyone.

Jeff Caso
GHCA President, on behalf of the Board