

GHCA BOARD MONTHLY NEWSLETTER - AUGUST 2023

PRESIDENT'S REPORT:

August is always our shortest monthly newsletter of the year and this one is probably the shortest one ever. Our last GHCA Board Meeting was back in June with the next one being our Annual Meeting at the end of October, and most committees are either on hiatus or waiting for new information, so there is very little to report this month.

However, the biggest August news story occurred right at the very beginning of the month when the members of Oak Harbor Club took control of the Club from Dylan Investments, the developer that bought Oak Harbor from Icahn back in 2015. Dylan still maintains ownership of Somerset House, the assisted living facility at Oak Harbor. Here is the announcement that went out to all Oak Harbor residents and Club members celebrating the change in control. Our thanks to Art Spilios for providing it. All our GHCA residents who are members of the Grand Harbor Golf and Beach Club will recall the joyous day a few years ago when control of their Club passed from Icahn to its members.

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Announcing Oak Harbor Club is now Member controlled.

Control of the Club officially passed to its members at midnight July 31st. We are now in charge. Look for the impact of a new regime including new and less expensive dining room menu, capital improvements to the clubhouse, and a new membership program.

One of our highest priorities is to bring together the community through the club. We need and want more residents of Oak Harbor to join. For those of us in the community who are members, the club is our social life, the connection to our neighbors and the foundation of the lifestyle we enjoy at Oak Harbor.

If you live here and are not a club member, you are missing out on one of the most important reasons for living in Oak Harbor. Not only do you get priority access to Somerset, as all club members do, but you get a very convenient and secure opportunity to socialize with your friends and neighbors. And it's not expensive.

Dinner at the Clubhouse is a bargain. The new menu will confirm it. And we've designed a new membership category - House member - with our non-member neighbors in mind. Ricky Gonzalez in the Clubhouse has the details. Call him, stop by and learn about what you have been missing.

Arthur R Spilios
General Manager

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TREASURER'S REPORT:

July results were pretty much as expected. Maintenance Assessments show a variance from budget of \$3.4K. Our budget for assessments incorrectly included two extra lots in the undeveloped Reserve area. This is the correction for the year to date. Going forward, each month will show a negative variance of \$481.20 for the balance of the year.

During the month our Repair & Maintenance expenses were higher than budgeted. We replaced a flow meter for the main fountain (\$3K), purchased two lampposts (\$4K) and repaired some perimeter fencing (\$6K).

We are beginning our work to develop the 2024 budget which will be presented in October.

A R CHOICE MANAGEMENT REPORT:

Reclaimed Water Pond Bulkhead:

Specifications are complete. We will be sending out the new specs for bids shortly. We plan to coordinate construction dates with the Grand Harbor Golf & Beach Club summer course closures.

Infrastructure Committee:

Pond 21 Pump Project: The Project Engineer, Amelia Fontaine, is working on the permit exemption for the pond work. She will be scheduling an on-site meeting of the contractors involved to review the scope of work. A site survey is also in the works. Hoover Pumps have provided a layout plan to place the new system inside the existing pump house. The date of installation and startup of the new system is dependent upon completing the pond renovation.

Pond and Estuary Committee: The committee sent out a Request for Proposal to 13 engineering and construction firms to do a complete renovation to the pond between Mayfair/Camden Houses and the hole #2 fairway of the River Course. Most of the firms have said that they are too busy and have declined to participate. This response is another example of a strong business environment that is challenged with personnel shortages. We will be evaluating any proposals that we do get in September.

LEGAL REPORT:

On August 16th, Judge Croom denied our motion to stay proceedings on costs until after the appeal of the case against the Developer is over. This means that the parties' counsel must now work out a schedule to prove or disprove those costs (our discovery against their claims) and ultimately schedule a hearing to establish the appropriate liability. The judge did volunteer that she might grant an order to stay collection of the amount which is determined until resolution of the appeal. This is presumably because if we win the appeal we won't owe any costs (and could in fact seek to recover our costs from the other side).

SECURITY COMMITTEE REPORT:

Installation of our new security software has been completed. New entry “kiosks” have been installed at the main Grand Harbor entry between the columns, at The Falls next to the location of the existing “call box”, at the 53rd Street gate also next to the location of the existing call box and at the Oak Harbor gate in the island next to the resident lane. 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 main GH guardhouse 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. The installation and programming went smoothly and there were no issues that affected resident or vendor entry during the process.

A notice was sent to all residents advising them of the installation and stating that detailed instructions on the operation of the system, its capabilities, how to log into the system, issue vendor passes, update personal information, etc. will be forthcoming.

Security management and staff are undergoing training in the programming and use of the system. We expect training to be completed during the week of August 28th, after which time we expect to turn the system on and make it fully functional. Complete instructions on the use of the system will then be sent out to all residents, Club golf and tennis personnel and Marina personnel.

FINAL NOTE:

We hope all of you are having a good summer in spite of the very unusual weather in many parts of the USA and elsewhere. We'll be back next month with more news to share, and keep in mind that our GHCA Annual Meeting will be held in the main dining room of the Grand Harbor Clubhouse starting at 3pm on Tuesday, October 31st.

Jeff Caso
GHCA President, on behalf of the Board