

GHCA BOARD MONTHLY NEWSLETTER - SEPTEMBER 2023

PRESIDENT'S REPORT:

THE RESERVE:

After quite a period of completely halted new home construction, The Reserve will soon see activity pick up dramatically as GHO has purchased all the remaining lots from the Developer. According to Bill Handler, GHO President, new construction will start in early 2024 in the eastern half of The Reserve where 22 homes have already been built. New homes will not be built in the western half of The Reserve until the eastern portion is nearly completed.

Bill and his staff will be meeting with current Reserve residents to share GHO's planned timing and prospective new home model designs. Throughout the process he has communicated with the GHCA Board and the New Construction Committee. Having already become familiar with Bill and GHO through their recent home building in Oak Harbor and The Falls, we are pleased to work with the GHO team on this major project in The Reserve. See our New Construction Committee report later in this Newsletter for some more details.

ANNEXATION:

As we have reported on numerous occasions, and mostly in connection with the MRTA process we had to go through in order to revitalize the GHCA Declaration of Covenants that had expired five years ago, there are a number of homes in the community which were never properly annexed by the Developer into GHCA. The Board will very soon start this process and will be communicating directly with the owners of those homes. At the same time we will initiate a similar, but somewhat separate process to annex the western half of The Reserve into the community since this undeveloped land was also never properly annexed.

The Voting Members of GHCA, who are primarily the Presidents of the 46 HOAs, will be asked to vote to approve a Supplemental Declaration to the Master Declaration to add in the properties that were previously not properly annexed by the Developer. Once approved, the Board will ask the owners of the impacted parcels to sign a written consent to submit their property to the Declaration. Precise details of the process will soon be communicated to all residents and to all Voting Members.

AMAZON DELIVERIES:

Recently a number of residents have reported receiving package deliveries from Amazon well after normal delivery hours, and sometimes in the middle of the night. As was reported on NBC News the other day, this is due to Amazon having created a part-time "flex crew" of drivers who use their own vehicles at all hours of the day and night. The GHCA Security Committee looked into this, discussed it with our security provider, St Moritz, and decided to limit Amazon deliveries within our community to between the hours of 7am and 9pm. These instructions have also been communicated by St Moritz to Amazon.

LOCKING CARS:

Once again we must advise all residents and their overnight guests to please remember to lock the doors of any cars that are parked outside of garages overnight, and to make sure that nothing of value is left inside. We can never completely prevent potential bad guys from entering the community at night. We know they are usually on foot, and their most common targets are unlocked vehicles parked overnight in driveways or on the street. A rummaged car was reported to us last week and happily nothing valuable was left inside, but let this be a reminder to everyone...please lock your car doors and be sure there is nothing of value left inside.

TREASURER'S REPORT:

The August financial results have been posted to our website (ghca.online). There were no major variances during the month in operations. The windows and doors were replaced at the main Grand Harbor guardhouse as a Special Project in our Deferred Maintenance Fund for \$10K.

Since the end of August there have been some significant developments. Our August statements show a loan balance of \$1.9M on our \$2M loan from Marine Bank. In early September we drew down the final \$100K and, beginning on September 27th, we will make our first repayment of \$13,578.59 per month. Our repayments are like a mortgage loan. This first payment is made up of \$6,749.75 in interest (at 3.99%) and \$6,828.84 in loan balance reduction. By the end of this year we will have reduced the loan balance by \$27,531.28.

The other significant event in September was the closing of the purchase of The Reserve undeveloped properties by GHG from the Developer. As a result of this transaction, the accumulated accounts receivable from the Developer of almost \$200K have been paid.

We are working on the 2024 budget and expect to present it at the GHCA Annual Meeting on October 31st.

A R CHOICE MANAGEMENT REPORT:

Irrigation Water:

Although we had much rain in the beginning of the summer months, we are back to a situation where we are looking for big rains to fill our ponds again. This past week we did have good, heavy rain that helped. This summer was very hot and when we did not receive as much rain as we would have liked, it seemed we were overwatering to compensate. We ask you again to only water on your regular two days per week. Overwatering promotes shallow roots. Shallow roots mean the plants or sod seek water at the surface. If there is no surface water from rain or irrigation, the plants or sod suffer.

Reclaimed Water Pond Bulkhead:

New specifications have been sent out for bids to qualified contractors. The revised design uses a lighter gauge sheet pile and limits the wall height to 9 feet high. The highest point of the current wall is 10.6 feet. We will slope the soil down to the shorter wall where needed. The new specs have lighter gauge sheets and there is less concrete needed for the top cap and the dead men posts. We hope that these changes will result in a significantly reduced cost. Bids are due back the week of September 25th for review.

Infrastructure Committee:

Pond 21 Pump Project: Our Engineer, Amelia Fontaine, has received the permit exemption for this pond project. An on-site meeting was held to review the scope of the work. Once a survey is completed, a more defined scope of work will allow us to formulate closer costs for the project and we will begin the pond restoration needed to create deeper water for the pump intakes.

Pond and Estuary Committee: The Committee has now interviewed two potentially qualified contractors for the renovation of Pond 18. More information has been requested by both. The Committee will meet before the end of September to discuss budget numbers to present to the GHCA Board.

LEGAL REPORT:

On September 11th GHCA Appellate Counsel filed a 63 page brief supporting our appeal in the Florida Fourth District Court of Appeal. This material can be reviewed on our website, ghca.online. The defendants now have a period of time to file a reply brief and we will then file a response to that reply. There will follow argument before a three judge panel, if requested by either party and granted by the court, and finally a decision. This process will take place over a period of many months.

NEW CONSTRUCTION COMMITTEE REPORT:

September brought the welcome news that GHO Homes has purchased all of the remaining lots in The Reserve. They envision building single-story homes on par with the existing neighborhood and will likely start with four spec homes after the first of the year. GHCA will be reviewing proposed designs and discussing construction access and security concerns in the coming months. GHO has also pledged to meet with the current residents.

Work at Laguna Village continues apace. Three homes are under construction and a fourth has recently been permitted. The first roof trusses are now on site.

SECURITY COMMITTEE REPORT:

Installation of our new security software system has been completed. A notice was sent to all residents, the Marina, the Freedom Boat Club and the Golf and Tennis clubs providing detailed instructions on the operation of the system, its capabilities, how to log into the system, issue visitor passes, update personal information, etc. Each residence, as well as the other commercial entities, has been provided their own personal user name and passcode (Pin#). We have experienced some instances where some individuals have had difficulty logging into the www.gateaccess.net website using the information provided to them. This has typically been due to incorrect information having been transferred from the old software to the new software and it is being quickly remedied as the instances are reported to us.

New entry "kiosks" have been installed at each of the four entry points to Grand Harbor and Oak Harbor. Each kiosk is equipped with an intercom, a camera and a QSCAN reader. Persons using the kiosks can communicate with the guard at the main Grand Harbor 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. Guests who are issued printable passes or a QR code do not have to stop at the guardhouse and can simply stop at any of the kiosks and scan the QR code and the gate will open.

Next we are going to review and update all of the information currently in the system for residents' vehicles and bar codes. Information on vehicles to which barcodes have been assigned cannot be updated by residents, only by security. A form will be sent to each resident over the next few months asking owners to update their vehicle info and to send the form back so the information can be updated. This will be done a few Home Owners Associations at a time, so as not to overwhelm security personnel with too much input at one time.

FINAL NOTE:

At the close of the GHCA Annual Meeting (to be held on October 31st in the Grand Harbor Main Dining Room) I will be leaving the GHCA Board of Directors. So, with both a little relief and some sadness, this is the next to last Newsletter that I will be coordinating and the next to last President's Report and Final Note that I will be writing. Back in May I first signaled to my Board colleagues that I would soon be resigning, and a few weeks later I confirmed to them that it would be on October 31st.

In accordance with the GHCA governing documents, the four remaining members of the Board will now select and appoint a replacement to fill out the last year of my current term, and at the Organizational Meeting immediately following the Annual Meeting, the five Board Directors will decide and announce new officer positions.

It is important that you receive this information now so that the recruitment of the replacement Director can be done openly, and also so that the Annual Meeting can be held next month without any "breaking news" interfering. I will let you all know in next month's Newsletter why I am leaving now, but suffice it to say that after 5 years with the Transition Board and then with GHCA.... it's time.

Jeff Caso
GHCA President, on behalf of the Board