

GHCA BOARD MONTHLY NEWSLETTER - OCTOBER 2023

PRESIDENT'S REPORT:

At the GHCA Annual Members Meeting yesterday, October 31st, the first order of business was the report to members on the recent election concerning two GHCA Board positions. Both incumbents whose terms were up, Mike Clarke and Dave Phillips, had decided to seek re-election, and as reported by Bob Garrison, our annual leader of the Nominating Committee, they ran unopposed and were both re-elected by the Voting Members to two year terms.

The members of the new GHCA Board, effective immediately after the closing of the Annual Meeting, at which point my resignation took effect, are Roger Andrus, Lance Hall, Mike Clarke, Dave Phillips and Chris Flynn who, as previously announced, was appointed by the other four members of the Board to serve out the remaining year of my term.

The next order of business at the Annual Meeting was the announcement of the results of the Voting Members vote on the subject of annexation. As previously reported, three areas in the community were discovered never to have been properly annexed into GHCA by developers. Undeveloped lots and homes in three neighborhoods were impacted: The Falls, The Reserve and Marina Village, including both the single-family homes and the two Towers. This issue only surfaced as a result of the fact that the Developer failed to revitalize the GHCA Declaration of Covenants prior to its 30 year expiration in May 2018. In preparing the necessary information on all lots in the community for our MRTA process of revitalizing the expired Declaration, it came to be known for the first time that many lots and 92 current homes had never been properly annexed into GHCA.

As the owner of the impacted undeveloped lots in The Falls and the eastern part of The Reserve, GHO gave its written consent to annexation, and all GHCA Voting Members were sent ballots to vote on approving the annexation of both the undeveloped lots and the 92 homes. For passage, at least 30% of the units represented by all Voting Members had to vote AND at least 50% of the units voting had to vote YES. The final tally of votes showed that over 75% of the total units represented by Voting Members had voted and 100% of the votes submitted were in favor of annexation. Approval of annexation was therefore granted and all the undeveloped lots would now be annexed into GHCA.

Separately, but relatedly, each of the 92 impacted owners of homes that were never properly annexed have been asked to sign, have notarized and to return their consent forms so that this issue of annexation can be fully put to rest. That will be the final step in the proper annexation of their homes. Most of the consent forms have already been signed and returned to A R Choice, and even though there is no specific time limit, all those homeowners who have yet to submit their consents are asked to kindly do so as soon as possible. Impacted homeowners who have yet to sign their consent form and who are in need of help with notarization or witnesses should come to the A R Choice office any time during normal workday hours and staff there will provide everything you need to submit your consent.

After the Annual Members Meeting was adjourned, GHCA Vice President Roger Andrus opened the Board Organizational Meeting that followed. The first order of business was the determination of GHCA officer positions. The following roster of officers was approved:

Mike Clarke as President
Dave Phillips as Vice President and Secretary
Chris Flynn as Treasurer

Newly approved President, Mike Clarke, then conducted the rest of the meeting, during which the Board approved the GHCA 2024 Budget which calls for a monthly dues increase from \$241 per unit to \$267, an increase of +10.9%. Most of the increase is needed to fund the maintenance projects to be done next year. As a result of having been made Treasurer of GHCA, Chris Flynn has become the new Chairman of the GHCA Finance Committee and Jeff Caso was approved to continue his participation on the GHCA Litigation Committee as a non-Board member.

The GHCA Board Meeting Schedule for the rest of this year and for next year continues as in 2023, with meetings scheduled for every last Tuesday of the month starting at 3pm, with no scheduled meetings in the months of July, August, September and December. Special Meetings may be called in those months on an as-needed basis.

TREASURER'S REPORT:

The September financial results have been posted on our website: ghca.online. September's results show an unusually high expense for gate bar replacements. The cost to replace one of the LED bars is \$800 and there were 5 replacements in September. Please take care to make sure that the gate is fully open before proceeding. Repairs & Maintenance were also high in the month, partially due to reclassifications of some invoices from earlier in the year.

Our year to date revenues are better than budgeted, primarily due to bar code sales that were not included in the budget. Late fee income is significantly lower than the budget because the Developer's past due assessments have been paid. Management costs reflect the additional legal expenses for correcting the improper annexation procedures by developers. On the other hand, our insurance cost is significantly better than budgeted thanks to the work of our broker. Security costs are worse than budgeted due to the gate expenses mentioned above. We also have incurred significant repairs to our various guardhouses over the year. Apparently the weather has been very favorable for mangrove growth, requiring more trimming than budgeted. Finally, Repairs & Maintenance reflect the various repairs that have been done and reported in previous newsletters.

Earlier this month we redeployed the \$450K balance in our Replacement Fund from regular bank accounts into Certificates of Deposit paying more than 4 times the interest rates we were earning. We do not anticipate the need for any significant road repair over the next 12-15 months. Since we do not need liquidity in this fund, we have chosen to earn the higher interest rates that CDs provide. The more interest we earn, the lower our assessment needs to be to provide our statutory funding requirement.

A R CHOICE MANAGEMENT REPORT:

Reclaimed Water Pond Bulkhead:

Three bids have been received for this project. We have reviewed the bids with our Engineer, Steve Boehning, and met on-site with a contractor to review their methods and to discuss the timeline. A recommendation will be submitted to the GHCA Board for consideration. The cost for this work will exceed \$1.1M.

Main Fountain:

We have an electrician working on getting our lights operational again without full replacement. A test is going on now, and if it works, we will drain the fountain and perform this work on the balance of these lights.

Infrastructure Committee:*** Pond 21 Pump Project:**

The intake lines for the new pumping station were installed last week. We are waiting for a survey so that the area of Pond 21 to be remediated is properly staked out, and we are finalizing contracts to start dredging and bank renovation. That work should start in about two weeks. The new pumps are scheduled to be installed November 8-10.

*** Pond and Estuary Committee:**

The committee has received one of the two potential bids to develop the technical specifications to remediate Pond 18 (adjacent to Camden, Mayfair and River Course Hole #2) and then to prepare a long range action plan to remediate the other ponds needing renovation. We will make a recommendation for that planning phase to the Board at our October 31st meeting.

LEGAL REPORT:

There are few new developments to report. Our appeal brief is on file and we have not yet seen a response from the other side. Discovery is proceeding under the guidance of a magistrate in our effort to make Icahn substantiate the costs it has moved to recover.

MARINA COMMITTEE REPORT:

We reported back in the July Newsletter that we had a Zoom meeting with Marina management which we had hoped was the start of negotiations. Unfortunately, since then the other side has shown no indication of moving off their demand for up to 40 liveaboard slips and no willingness to discuss the list of other issues that we gave them. The County has reconfirmed their desire for a negotiated agreement between GHCA and the Marina.

Very recently, as reported at yesterday's Annual Meeting, we received a signage request from Marina management. GHCA governing documents require approval of any signs to be posted within the community. The Marina intends to block any further walking on the full stretch of the Boardwalk that it owns, and these signs will close the Boardwalk to residents. This is a serious step in what should be an ongoing negotiation process, and it will serve to grow the ranks of residents who are angry with Marina management from just those living closest to the Marina to the many hundreds of residents throughout the community who for decades have enjoyed walking on the Boardwalk around the harbor.

On a much more positive note, the current General Manager of the Marina at Grand Harbor, Tré Barry, continues to be fully approachable and very committed to a cooperative relationship with both GHCA and the residents of our community. He has embraced the new security systems we have recently put in

place, which among other improvements shift Freedom Boat Club members from having bar codes to receiving QR codes to enter the community only on occasions when they have boat rentals. As another example, he has recently done some landscaping work that benefits both neighboring residents and the Marina. Tré also invites residents throughout the community to stop in and say hello, whether they are boaters or not.

SECURITY COMMITTEE REPORT:

Our new security system has been rolled out and has now been fully operational for over a month. All residents, plus the Marina, the Freedom Boat Club and the Golf and Tennis Clubs were provided detailed instructions on the operation of the system, its capabilities, how to log into the system, issue visitor passes, update personal information, etc. Each member has been provided their own personal user name and passcode (Pin #). New entry “kiosks” have been installed at the four entry points to Grand Harbor and Oak Harbor. They are equipped with readers that 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 use any of the kiosks to scan the QR code and the gate will open. Although some residents have experienced issues either learning to use the system, or with their assigned codes, the majority have found the system easy to use and like the features it has to offer.

Please do not disclose your personal Pin # or user information to anyone other than those living at your residence. They are for your personal use only. If anyone has not received their personal User ID and Pin #, or the instructions on how to use the system, or if you have any other issues, please contact us.

Please also remember that if you want to REGISTER GUESTS BY PHONE, YOU SHOULD ONLY CALL THIS NUMBER: 772-758-5484. When the automated system answers, enter your 4 digit code and the # sign, and follow the prompts to register your guests. Please do not call the guardhouse directly. The guards have been instructed NOT to register guests.

Should you need to speak to a security officer directly to report an incident or for some purpose other than guest registration, please call 772-567-3614 (Grand Harbor Main Gate) or 772-778-1090 (Oak Harbor Gate).

For residents and contractors who already have bar code stickers on their vehicles, these bar codes are still valid. However, we are going to review and update all the information currently in the system for residents' vehicles and bar codes. Information on vehicles for which bar codes have already 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 information and to send the form back so the records in the system can be up to date and accurate. This will be done a few HOAs at a time so as not to overwhelm security personnel with too much to input at one time.

ONE LAST NOTE: With the holiday season in the not too distant future, we ask that everyone be vigilant and security-conscious during this time. If you are expecting package deliveries, please pick them up and put them inside as soon as they are delivered. If you have to park your car outside, always have it locked, and do not leave any personal items of value, such as phones, wallets, computers, keys, etc. in your car. The same is true for any visitors' cars. Always keep your house doors and especially your garage doors closed unless you are physically present in the garage. Lastly, always keep your doors locked at night and anytime that you are not at home, even if you only leave for a short period.

FINAL NOTE:

It's now the morning after our 2023 GHCA Annual Members Meeting and I woke up with just a few last pieces of this October Newsletter between the life I have happily known for 5 years and a return to the full retirement I had enjoyed for 13 years prior to working on the Transition and GHCA Boards. As I always do each morning, I came out to the kitchen, sat down at the island counter, grabbed my calendar book, crossed off yesterday, October 31st, and serendipitously turned the page to the next month. It was almost blank. The only November entries were doctor appointments and golf tee times. I think I'm retired again. A small sigh was followed by a big smile.

I have been asked by many residents if I was resigning due to health concerns, and that is fortunately not the case. As far as my doctors and I know, I am physically healthy, and thanks for asking. No, the simple reason that I have left GHCA a year early is that I am mentally tired. 50 years ago, when I was a young Marketing Brand Manager at Nestlé I learned that, symbolically, the most important skill needed for the job was the ability to juggle keeping a dozen eggs up in the air without letting any of them crash to the floor. A lot easier job to do at 26 years of age than at 76. It's that simple, and I'm sure I'll be back to my previously relaxed, retired self very soon.

It has been both an honor and a pleasure to put together these monthly newsletters for you. I counted that there have been 58 of them, starting in January 2019. Back then they were called Transition Board Monthly Information Sheets, and in January 2021, post Turnover, they became GHCA Board Monthly Newsletters.

I started adding these Final Notes to the end of each newsletter back in May 2019. Their purpose has always been to close our somewhat heavy newsletters with a personal touch and hopefully a laugh or a smile. As very few people know, they have always been written with one special person in mind. She is a long-time resident here and she has no idea that every Final Note was only typed in after asking myself "would (she) like this?" I have always felt that if I thought she would like a Final Note, it probably would be OK. Maybe I'll tell her one day. Probably not.

With great personal thanks to all of you, the residents of Grand Harbor and Oak Harbor for your years of support, I'm signing off now and I'll see you around the neighborhoods.

Jeff Caso
Recently Retired Former GHCA President, on behalf of the Board