

GHCA BOARD MONTHLY NEWSLETTER – DECEMBER 2023

PRESIDENT'S REPORT:

Happy Holidays to everyone in Grand Harbor and Oak Harbor. Last month, I erred in not specifically including Oak Harbor in my comments regarding our community. I apologize and will endeavor to refer to our community in the future as Grand Harbor and Oak Harbor.

We met with the Presidents of the various Oak Harbor HOAs last month to explain how the control system on the newly installed irrigation pumps will work. Briefly, if the demand for irrigation water is too high, the pumps will shut down. This could be the result of a major leak or too many areas trying to water at the same time. It was suggested that each HOA install isolation valves on each of the supply lines to their neighborhoods. If there is a leak in any one system, it would not affect the other neighborhoods.

After reviewing our GHCA website we decided that it needs some updating. We will be changing some of the tabs/pages and will configure the site so that it will return to the main page when any other page is closed, rather than exiting the site completely. The history of the LLC prior to the December 2020 change of control will be archived in one tab. We hope that these changes will make it easier to find any information a user is looking for.

As mentioned last month, please note that there is no Board meeting in December. Our next Board meeting is scheduled for Tuesday, January 23rd at 3PM. This is a week earlier than normal so that all Board members can attend in person.

TREASURER'S REPORT:

November was a favorable month in our operations. Our revenues exceeded expenditures in the month by over \$48K. About half of the positive variance from budget was in Landscape Maintenance. The year to date shows an excess of revenues over expenses of \$43K.

Year to date, we have spent almost \$514K on special projects compared to the budgeted \$1.5million. Most of this variance is due to postponing the Reclaim Pond Retention Wall project until next year.

We also budgeted the Irrigation Pumps (OH) at \$200K for half the total project this year and another \$200K next year. It now appears that the whole project is almost completed, and the total cost will be less than \$350K.

Security System Upgrades are higher than budget because we went ahead with the \$60K camera project this year that we had included in the next year's budget.

Our loan expenses are lower than budget because we did not borrow any of the \$1million loan for the reclaim tank this year.

A R CHOICE MANAGEMENT REPORT:

Reclaimed Water Pond Bulkhead: Nothing new to report at this time.

Main Fountain: The fountain has been cleaned and the lights are back on.

Infrastructure Committee:

Oak Harbor Irrigation Pump Project: This project is now complete. The pumphouse has had stucco repairs where new piping was installed through the exterior walls. The building was pressure cleaned and a fresh coat of paint has been applied. New plants have been placed to hide the new equipment on the exterior of the building from view. Sod has also been installed with new irrigation to cover all the area that was excavated for the installation of the new suction lines.

Restoration of the west end of the pond (#21) is just about complete. New plantings and sod have been installed. We are still waiting for new littoral plantings.

Pond and Estuary Committee: The Committee is in the process of reviewing the proposed contract for work on pond 18.

MARINA COMMITTEE REPORT:

We have advised the County and the Marina that, as we have been unable to reach agreement with the Marina concerning the implications of its request to the County, we determined to take a position adverse to any liveaboards because they are incompatible with our community.

SECURITY COMMITTEE REPORT:

Availit Business and Technology Solutions is in the process of installing new cameras and other related equipment at all the entry/exit gates for Grand Harbor and Oak Harbor. The new cameras will enhance our surveillance at the gates and be a vast improvement over the old system. The existing gate arm on the entry lane at Oak Harbor has been replaced with a new LED lighted gate arm. A new exit gate arm at the Oak Harbor Gate House will be installed in the exit lane.

As the new security kiosks get increased usage from residents and guests, we are addressing any questions that arise regarding their use. The system generally appears to be working well and most residents are quickly learning to use the website and APP to register their visitors. We will continue to provide training and assistance on the use of the system as he need arises. In addition to the "Techie Training" session sponsored by the GH Club on November 14, we will also be arranging a similar training session for the folks at Oak Harbor as well. Our security personnel are always willing and ready to assist whenever there are questions or difficulties.

We have also recently installed some additional signage at each of the kiosks to provide instruction as to where to scan the QR code from your electronic or printed pass. This should make things self-explanatory to new visitors who have not encountered the system previously.

Important Reminders:

Please make sure you have received your community code (**GHCA**), your personal **USER NAME** and your personal **PIN #**. If you have not received your personal User ID and Pin #, or instructions on the use of the system, or if you have any other issues with the use of the system, please call security at (772)-217-3000 or email barcodes@grandharbor.com.

Please DO NOT provide your personal pin # or user information to anyone other than those within your residence. They are for your own personal use only.

If you elect to change your username and password, please remember to keep your 4-digit **PIN #** assigned to you. You will need that to utilize the Call Authorization System.

If you rent out your residence, your tenant can receive their own username and pin # to the system to admit guests – **DO NOT GIVE YOUR TENANTS YOUR PERSONAL USERNAME OR PIN #**.

Please set up your accounts in www.gateaccess.net and make sure your personal information is correct. Please provide proper contact info, names of people in your household, update phone and email addresses, etc.

Please review your vehicle information for which you have vehicle bar codes on the website and make sure the information is correct. If you are not able to use the website to update all your information, then contact security at 772-217-3000 and provide the needed information.

Please remember, if you want to register guests by phone, please **ONLY CALL 772-758-5484**. When the automated system answers, enter your 4-digit **PIN** code and the # sign, and follow the prompts to register your guests. Please do not call the guard house 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 other purpose other than guest registration, please call 772-567-3614 (Main Gate) or 772-778-1090 (Oak Harbor).

Please note that starting on Friday December 29, 2023, the Oak Harbor Gate will only be manned from the hours of 7AM to 7PM daily. The exit gate will be locked and no exit will be available at the Oak Harbor gate after 10PM daily. Entry via vehicle bar code or scannable pass is available 24/7.

Please note starting January 1, 2024, for those needing a new bar code sticker for their vehicle, the new Bar Code office hours will be 8 AM to 3 PM Monday through Thursday. The office is closed on Friday, Saturday, and Sunday.

One last note: With the holiday season upon us, we ask that everyone be vigilant and especially security conscious. If you are expecting package deliveries, please pick them up and put them inside as soon as they are delivered. If you park your car outside, always leave it locked and do not leave personal items such as phones, wallets, computers, keys, etc. in your car. Always keep your doors and especially garage doors closed unless you are present in the garage. Keep your doors locked at night and anytime you are not at home, even if only for a short period. Consider the installation of security cameras at your front entry to monitor package deliveries.

LEGAL REPORT:

There is nothing new to report.

FINAL NOTE:

Again, we hope that everyone in the Grand Harbor and Oak Harbor communities has a wonderful Holiday Season and a very Happy New Year.

And yes, I am the Mike Clarke who had a hole in one last month at the Grand Harbor Golf and Beach Club. It was my first hole in one ever after over 50 years of playing the game of golf. At this rate, I will have to wait until I am 127 years old for the next one!

In my new role as President, I walk and drive around the community and notice many more of the things that we need to pay attention to. A lot has been accomplished since the turnover in 2020, but there are many things that remain on the list. In the coming years we will need expertise in the skills needed to oversee the responsibilities that GHCA has. Volunteering on some of our committees is an excellent way to understand the complexities of our needs. We would welcome anyone who would be interested in lending a hand as we go forward. Please send me an email if you have any interest.

Mike Clarke
GHCA President