

GHCA BOARD MONTHLY NEWSLETTER – JANUARY 2024

PRESIDENT'S REPORT:

Happy New Year to everyone. Now that we are approaching peak season, there is much more activity in our communities. As mentioned later in this newsletter, we ask for residents and their guests to pay attention to our speed limits, stop signs and the additional traffic within our community. None of us should be in such a hurry that we can't exercise patience in driving within Grand Harbor and Oak Harbor. Our security gates are designed to allow one car at a time through the barrier. Please do not rush the system – the few seconds saved should not make any difference to your schedule. Let's keep our community safe, accident free, and avoid damaging our gates.

At our meeting this past Tuesday, the GHCA Board adopted a set of standards and procedures for architectural review of modifications, additions or alterations to homes in Grand Harbor and Oak Harbor. These are the guidelines that our Modification Committee (Architectural Review Committee) will use for approval of submissions. Neighborhoods can have more restrictive standards not inconsistent with GHCA's. When finalized, this document will be made available on our website ghca.online.

We would also like to remind all residents that our policy forbids real estate open houses. There was some misunderstanding by a realtor connected to the Laguna development with some flyers mailed to residents announcing an open house. There were also some signs that were briefly deployed. The signs have been removed and there will not be an open house in compliance with our written policy. The most recent statement of our open house policy is included with this newsletter.

TREASURER'S REPORT:

We ended the year with a surplus of \$55.4K in our operations for 2023. Our Revenues for operations were \$58.6K better than budgeted. While expenses in total, were \$3.2K higher than budgeted. Security Gate Income (a.k.a. bar code sales) was \$94.6K and was not included as a budgeted item in 2023. Late Fee Income was \$28.1K below budget because the penalties the Developer incurred for not paying their assessments were less than expected when GHO purchased the Reserve last year.

On the expense side, Management expenses were as budgeted. We saved \$51.6K compared to our budget for our 2023 insurance premiums. However, this was mostly offset with higher legal costs for revival of the Declarations and subsequent annexation.

Security costs were \$107.9K higher than budgeted. Our security provider expense was \$38.4K above budget. This was the first full year of St. Moritz providing this service and the variance is approximately 5% of the total cost. There have been some changes in services that should reflect costs closer to the 2024 Budget. Guardhouse expenses were \$34.5K above budget. We spent \$13K on painting, flooring and replacement doors that was not anticipated. We also spent \$8K for a support contract for 5 computers at 5 locations. Finally, Security Gate Expenses were \$35K above budget. We spent \$16K for bar tags, \$5.6K for software support for our barcode system and \$9.4K for software license fees for our new guest pass system. This was in addition to 16 gate arm replacements, of which, 5 were reimbursed by the responsible party.

Landscape Management expenses were favorable to budget by \$61.9K. We had favorable costs for most areas – Lawn Care, Mulch, and Irrigation Repairs. Tree & Plant Pruning and Replacement as unfavorable by \$22.1K. Utilities were \$6.1K better than the budget, primarily because electric rates were somewhat lower than expected.

Repairs and Maintenance costs were \$37K better than the budget only because we include our budgeted contingency for the entire operating budget in this grouping. Excluding the \$100K contingency, Repair and Maintenance was \$63K above budget for the specific accounts. Fountain Maintenance was higher than budgeted because of the costs to repair the lighting. Hurricane Repairs & Cleanup were not specifically budgeted, and the costs were for storm damage from the violent spring storm in April. Maintenance Supplies included the replacement of several road grates and light poles.

Our statutory Replacement Fund for roadways was fully funded with assessments and interest income on the cash balances in the fund. Our Deferred Maintenance Fund was used for our Special Projects (a.k.a. capital spending) and was funded by assessments, interest income and revenue recognition (not cash) of the incentive payment from Comcast for our 5-year contract for cable services. On the spending side, we completed the bridge project, the new irrigation pumps at Oak Harbor and the Security System Upgrades, including the new camera system. We had budgeted \$400K for the pumps - \$200K in both 2023 and 2024 but completed the project this year under budget. The security system was budgeted for \$47.6K for the new kiosks. We also budgeted \$60K for the camera system in 2024. Both projects were completed this year. The improvements to the Guardhouses and the final spending on the bridge were not budgeted. The other items are preliminary engineering expenses for projects to be done in 2024. Our Litigation Fund used the balance of the proceeds from our Special Assessment. 2023 expenses were paid using funds from our Deferred Maintenance Fund. As of the end of this year, we do not expect to maintain a separate fund for litigation expenses and will account for any future costs in our Deferred Maintenance Fund.

Our Balance Sheet shows we have \$816.6K in cash. \$468.9K is in our statutory Replacement Fund and is invested in Certificates of Deposit through Marine Bank. Our cash available for use is the remaining \$347.7K in operating and discretionary Deferred Maintenance accounts. We have prepaid our insurance premiums through November 2024. Our Accounts Receivable are \$8.8K, mostly for a single payor. We have slightly less than \$2 million in debt, reflecting some principal payments on our \$2M loan for the bridge. We have not yet borrowed any funds on our new \$1M loan for the Reclaim Pond Wall Restoration.

A R CHOICE MANAGEMENT REPORT:

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

Pond and Estuary Committee: Nothing new to report at this time. As many have requested, a map with the pond numbers is attached to this newsletter.

Fire Ants: We will begin a program in February to eliminate fire ants along the main sidewalks and surrounding areas.

Speeding in the Community: There have been some complaints about speeding inside the Community. Please be mindful of your speed as we have an overall speed limit of 25 MPH and in some areas lower. There are many people walking, jogging, bicycling, and simply enjoying the beauty of Grand Harbor. Mix this with golf carts and it can be a dangerous situation if cars are speeding. We do not want our residents to feel unsafe inside our gates.

Main Fountain: The Board would like to give special thanks to our Property Manager, Alan Romano, for taking the initiative of finding a way to revive the lights in the main fountain. These lights have been inoperative since at least 2020. These are the original lights and the seals on the housings no longer prevented water from shorting out the lights. The fixtures are no longer made and there are no spare parts, like the housing seals, available. These are brass housings for under water operation and the cost to replace the lights would have been about \$40,000.

Alan Romano recognized that the fountain is a spectacular feature at night as you enter the property. It was a loss not to have them operating. He worked with an electrician that does a lot of work in GH, Jim Wilcox, to find a way to seal the old housings for very little money and much ingenuity. Thank you, Alan and Jim, for restoring our fountain lights. They are a spectacular sight when we come in through the main gate after dark!

SECURITY COMMITTEE REPORT:

Availit Business and Technology Solutions has completed installing new cameras and other related equipment at all of the entry/exit gates for Grand Harbor and Oak Harbor with the exception of the 45th street gate. This installation is awaiting installation of an internet access point to be provided by Comcast. We are also actively reviewing a proposal from Availit to provide additional backup video storage at some of the camera locations, for situations when there are internet outages. On occasion, when there is an internet outage, the cameras cannot communicate back to the barcode office and the video feed can be lost. The proposed system would allow for the camera footage to be stored locally at the camera and transmitted back to the main office once internet access is restored.

A new exit gate arm at the Oak Harbor Gate House has been installed in the exit lane. Also, a seminar on the use of the security website and security phone APP was provided to Oak Harbor residents on January 15.

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 more self-explanatory for new visitors who have not encountered the system previously.

Please note that the reference to "Permanent Guest List" has been removed from the system. The maximum duration a guest pass can be issued for is now limited to 30 days.

A tip when using the GateAccess APP – when you are issuing a guest pass to someone already on your guest list or a frequent visitor, you can select a visitor from your "expired guest list", enter the dates for which you are authorizing a guest pass and then, in the upper right corner, instead of pressing "save", press the icon just to the left of "save" which looks like a right turn arrow in a box. When you press it, the pass will pop up on the next page. Then push "send", provide the text or email address to send the pass to, and push send.

MARINA COMMITTEE REPORT:

We have asked Indian River County officials to consider Marina's application for liveaboards in the next 3 months while most Grand Harbor and Oak Harbor residents are available to express their opinions on the issue.

LEGAL REPORT:

Nothing to report this month.

FINAL NOTE:

Attached is a flyer from the Oak Harbor Club. They are hosting a Health and Wellness Fair at the Oak Harbor Clubhouse on Wednesday, February 7th, from 11AM to 1PM. This event is cosponsored by the VNA and is available to everyone in the community. It should be an excellent opportunity to meet and greet some local healthcare providers. We wish everyone good health in the new year.

Mike Clarke
GHCA President
mbcatlg@gmail.com

Grand Harbor Community Association, Inc.

C/O A.R. Choice Management, Inc.

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(772) 567-0808 Fax (772) 567-2551

May 20, 2023

TO: All Grand Harbor and Oak Harbor Residents

RE: Real Estate Open House Policy

Please take notice of the following when selling a residential unit within Grand Harbor (inclusive of Oak Harbor). Please make sure your Real Estate Agent is aware of the following policy regarding showing your unit to prospective buyers. These are not new policies but have been the policy throughout the community for many years.

Open Houses are not permitted to be held in Grand Harbor or Oak Harbor. Real estate showings are to be conducted By Appointment Only.

1. Once a real estate company is chosen, it is the responsibility of the resident to inform the real estate company that showings should be advertised as by appointment only.
2. No open house signage, balloons, flags, banners, etc are allowed on the property.
3. Real Estate agents and/or the property owner will need to inform security that a showing is scheduled. This should be done as soon as is possible, preferably a day or so ahead of time so it can be entered into the system. Realtors and their appointments may not show up without prior notice to security.
4. Realtors will then need to communicate to the Security Main gate, either by list or individual, the names of the people coming in to see the unit.
5. When realtors arrive, they must check in at the main gate and show identification. Identification includes proof that they are a realtor (business card for example). Agents are required to meet their appointments at the Main Gate. The appointment must also show picture ID to the guard. The realtor is responsible for guiding the appointments to the unit for sale and when the appointment is completed, guide the appointment out of the complex.
6. Any individual not on the list, or not called in prior to the appointment by the resident/realtor will be denied entry.

Sincerely,

**Grand Harbor Community Association, Inc
Security Committee**

CMP Connection

RCP Connection

Reserve Lake Number

Osprey Lake Number

SJRWMD Lake Number

Control Structure

Double CMP Culvert

Flushing Channel

R1

O1

1

CS #

R3

R1

R2

Recycle

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Please join us for a

Health & Wellness Fair

presented by



Wednesday, February 7, 2024
11:00 a.m. to 1:00 p.m.

Oak Harbor Club House
4755 S. Harbor Dr., Vero Beach

- Meet & Greet with local service providers and vendors
- FREE health screenings provided by VNA Community Health Services
- Refreshments provided by Oak Harbor

**For more information,
please call Jessica Nettles at 772.924.4957
or Caitlin Kennedy at 772.907.6016**

