

PRESIDENT'S REPORT:

Finally, the weather this past week has cooperated and given us the sun and warmth that we have come to Florida for. Let's hope that it stays with us for the rest of the season.

As outlined below, we will be removing the "speed bumps" on Via Marbella Boulevard. These were installed when the visibility for golf carts was blocked by the original guard shack and plantings. We do not have any of these at any of our other cart crossings in the Grand Harbor Golf Club area. With so many cars swerving around them, the best course was to remove them. However, the speed limit on Marbella is still 25 MPH and needs to be observed by all vehicles. There are four cart crossings on this stretch of road. Please take it easy and pay attention.

In Oak Harbor, at the 45th street exit, there is a cart crossing that does have limited visibility and we will be installing a speed hump to warn drivers to slow down. We will also be installing stop signs for the golf carts. Please be extremely careful in this area.

After last month's report, I received some feedback that golf cart drivers also need to pay attention to the shared use of our sidewalks with pedestrians. The Grand Harbor Golf Club has consistently reminded cart drivers to slow down at corners and pay attention to pedestrians. It is very appropriate for cart drivers to warn walkers ahead with "on your left" or "on your right" (as the case may be), just as bicyclists have been taught to do. Golf carts are to be kept on the cart paths & sidewalks except when necessary to exit briefly for safety reasons. Please share our sidewalks responsibly.

At our meeting earlier this week, the GHCA Board passed a resolution adopting the Modifications Committee Standards for Architectural Review of Modifications, Additions or Alterations that had been distributed with the notice of meeting a couple of weeks ago. This document is intended to provide the overall guidelines for changes within the Grand Harbor and Oak Harbor Neighborhoods, based on the Declarations of the master association. Some Neighborhood HOAs and POAs have standards that are more restrictive than these. Also, Neighborhoods with written standards may submit them to the GHCA Modifications Committee, allowing GHCA to delegate responsibility for these standards to these Neighborhoods' own architectural review committee.

Because there were some comments that were presented to the Board shortly before the meeting, the resolution was passed with the proviso that the Modifications Committee had authority to amend this document for technical corrections based on these comments. A final version of the document will be posted on our website once this process is completed.

SECURITY COMMITTEE REPORT:

Availit Business and Technology Solutions has completed installing new cameras and other related equipment at the 45th street gate, thus completing all the new camera installations. Availit also provided a proposal to provide additional backup video storage at some of the camera locations to allow video storage at times that cameras cannot communicate back to the barcode office and the video feed can be lost due to internet outages. Implementation of this backup system has been tabled for the time being until it is determined that there are enough occurrences of these situations to warrant the additional expenditure.

The New Construction Committee together with the security committee also met with representatives of GHO Homes to review their security and gating plans for The Reserve as that property is built out.

The security committee also recently met to discuss traffic backups at The Falls entry gate at certain hours due to delivery trucks without barcodes slowing access through the gate when the bar code office is unmanned. The committee is looking at methods to process delivery vehicles more quickly to alleviate this situation.

The security committee has also provided the Grand Harbor Golf Club and Oak Harbor Club a means for their non-resident members to register their own guests in lieu of that task being done by Club personnel. Non-resident club members can email security at barcodes@grandharbor.com and request access to the Call Authorization System. They will be issued a 4-digit PIN # and instructions on how to utilize the automated Call Authorization System. Guests of non-resident members will be required to stop at a manned gate, state the name of the non-resident Club member of whom they are a guest and provide photo ID. This process will provide non-resident Club members with an easier way to admit their guests and remove some of this burden from Club staff.

TREASURER'S REPORT:

We start the year with January having revenues exceeding expenses for all Funds exceeding plan by \$57,932.69. A deeper analysis of both Operations, Special Projects and Litigation shows the following variances to our 2024 plan.

In the revenue category, three items showed a positive variance of \$6,206.78. The first is security gate income, which is sales of bar codes to vendors and other nonresidents, exceeded plan revenue by \$5,633.33. Late fees of \$1,073.15 and interest of \$202.10 earned on bank deposits made up the balance of the variance.

Operating expenses exceeded the budget by \$31,374.09. Major variances occurred in the following accounts. In the Management category, Legal was under budget by \$3,761, but insurance costs exceeded plan by \$9,890.40 causing a negative variance of \$6127.57. We prepaid our 2024 insurance premium through November and two months of premium payment were charged in January.

Security expenses exceeded the monthly budget by \$1,256.93, this negative variance was caused by the purchase of new gate bar code stickers which is reflected in the increased gate income discussed above.

Landscape Maintenance expense exceeded plan by \$34,528.94. As we are all aware, much of the mangrove trimming, tree pruning, and invasive removal takes place during our dormant growth season. Lawn care and mulch replacement which had positive variances will also be reduced as the growing season comes upon us. This deficit should be reduced during our rainy season.

Utility, Repairs and Maintenance expense showed a positive variance of \$10,539.35. In the budgeting process the Board allocated \$100,000 or \$8,333.33 per month. This was not used in January. Expenses should come back into line as the year progresses and our operating account should work its way back to breakeven.

Special Projects showed a positive variance for the month of \$58,100.00. The major positive variance was in the Security System Upgrade account of \$60,000. This was because most of these funds were expended in the last months of 2023 after this plan was completed, and only a minor part of the project remained to be completed. Litigation expense showed a positive variance for the month of \$25,000.00 as all our filings in our appeal are completed and we are waiting for the court's response.

We are still awaiting the final audit of our 2023, with adjustments (if needed), to be reflected in our 2024 opening Balance Sheet. The January Balance Sheet shows \$856,460.67 in cash and equivalents which includes reserve funds of \$356,932.53 and the statutory road replacement fund of \$473,108.94. The largest liability is a term loan of \$1,887,980.91 used to pay for the bridge repair project.

MARINA COMMITTEE REPORT:

Late last year, GHCA sent a letter saying that negotiations have been unproductive and therefore is informing the County that we are opposed to any liveaboards with respect to the Marina's application for them. We received a letter from the Marina's counsel in mid-February advising us that for the time being, the Marina is withdrawing its application for liveaboards but reserves the right to re-file at any time. In addition, they are closing the boardwalk and will prohibit anyone except Marina customers, staff, and authorized personnel to use it. They have also reminded us that parking in the Marina parking lot is for Marina patrons only and illegal parking will be enforced, and violator's cars towed.

At our Board meeting, we reported that we remain open to a solution that involves a comprehensive agreement on all issues, including a limited number of liveaboards, the repair and use of the boardwalk, parking privileges for Marina Village resident's guests, and fair assessments for long-term liveaboards who have no other residence in the area.

A R CHOICE MANAGEMENT REPORT

Reclaimed Water Pond Bulkhead: The projected start date is May 7. We will be applying for a permit shortly.

Pond and Estuary Committee: We are waiting on our legal counsel to mark up a Master Service Agreement with Crosscreek Environmental. Once completed and agreed we will commence pond 18 renovation planning. Part of the renovation of all our ponds is to add plants in the ponds and on the pond banks. The plants are critical to remove excess nutrients and Agri-chemicals before the water gets released to the estuary and river. The first step though is to understand what the nutrient loading actually is near the 5 points where excess water is released to the estuary. We have arranged for a water testing service to sample and analyze samples of these locations every other month to have a baseline of our current water quality.

Irrigation: The Grand Harbor Golf and Beach Club is planning to replace the remainder of their irrigation lines and heads this summer that were not replaced when they renovated the Harbor Course greens complexes. Sunset Cove, Sunset Trace, Victoria, and the road rights of way along Via Marbella will be affected. There are multiple feeders from the Harbor mains to these non-golf course areas. All the communities affected will see no change. We have agreed with the club that they will include those common area zones in their course timer/ control system. GHCA will continue to be responsible for the maintenance of the lines and heads beyond the connection to their new mains.

Fire Ants: First application for fire ants has been applied. We should start to see results within a month.

Community Roads: We will be doing minor road repairs shortly as the schedule of the contractor allows. Many will be happy to hear we will be removing the speed bumps near the cart path on Via Marbella for safety purposes as many cars were swerving around the speed bumps. We ask that you be mindful of golf carts and golf maintenance equipment crossing here and please do not speed. We will be installing a speed bump at the golf cart path just before the 45th street exit in Oak Harbor. The Board considers this area very dangerous. Cars and trucks simply did not slow down with the rumble strips that were there and recently removed. We will also be placing stop signs on the cart path that enters that area as there are none there now.

Landscaping: As our community gets older, we find some of our landscaping is in need of replacement. Some of the landscaping is on GHCA Common Property, some is not on our Common Property. Clearly, if the plants are on other's property, that owner should replace them with equivalent landscaping. If the plants are on GHCA property, GHCA might not be responsible for replacing them, though.

There are several instances where a hedge, wall or other landscaping feature is on GHCA property, but it is there for the benefit of one or two neighborhoods. It might be hedging that shields homes from the glare of headlights at night or provides some privacy to back yards. The Covenants require that in the case where landscaping needs to be replaced and it is in place for the benefit of a few, that those few are responsible for the replacement.

Article IV, Section 3 "Neighborhood's Responsibility" of the Declarations says "Upon resolution of the Board of Directors, each Neighborhood shall be responsible for paying, through Neighborhood Assessments, costs of maintenance of certain portions of the Area of Common Responsibility within or adjacent to such Neighborhood, which may include, without limitation, buildings and amenities within the Neighborhood, the costs of maintenance of any right-of-way and greenspace between the Neighborhood and adjacent public roads, private streets within the Neighborhood, and lakes or ponds within the Neighborhood, regardless of ownership and regardless of the fact that such maintenance may be performed by the Association." We will use these criteria to determine which entity or entities will be responsible for needed landscaping replacements.

LEGAL REPORT:

All appeal documents have been filed and we are awaiting a response from the court.

FINAL NOTE:

This past month, I answered a few questions posed by some of our residents at Grand Harbor and Oak Harbor. If you have questions about GHCA, please feel free to email me and I will do my best to respond as promptly as possible. Many issues can be researched by looking at our website ghca.online for documents, financial statements and past newsletters. It takes time and coordination to write this newsletter. This month we are glad that we had the extra day that only comes once every four years to complete this task.

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