

**PRESIDENT'S REPORT:**

As noted later in our Modifications Committee report, the Board can approve delegation of our standards to Neighborhood Associations who submit their standards for approval. At our Board meeting on April 2<sup>nd</sup>, we approved delegation of these standards to the Oak Harbor POA.

At our meeting, we also acknowledged receipt of the 2023 Audit Report from Offutt, Barton & Schlitt. The report will be available soon for review on our website <https://ghca.online>.

**TREASURER'S REPORT:**

February financials showed a positive gain versus budgeted plan of \$48,165. Year to Date, GHCA's two-month performance is \$107,074 ahead of budget, but this will probably be significantly reduced as it enters the summer season as many planned projects and litigation costs will come to fruition as timing for these budgeted projects were scheduled in the months that they would have been spent.

For the month of February, revenues exceeded budget by \$1,210. As in January, security gate income for the sale of decals exceeded plan by \$3,539. YTD we are \$7,416 above budgeted revenues.

Management expenses were under budget by \$10,573. Major categories under plan were Legal expenses \$2,871 and insurance premiums, which were prepaid in January of \$7,562. YTD our management expenses are \$4,445 below budget.

Security expenses were \$4,739 below budget and YTD \$3,482 because of lower security provider contract and guard house expenses. This was offset by higher security gate expenses.

For the month Landscape expenses were \$17,632 under budgeted expenses. For the month, mangrove trimming was \$8,426 over budget and \$22,293 over for the year. This is primarily caused the budget is on a monthly accrual constant expense and the trimming is done in our dry season. All other expenses were significantly under budget for the month. For the year, maintenance expenses are \$16,896 over plan, but this should be offset during the wet season.

Utility expenses exceeded budget by \$1,8673 and \$1,132 for the year.

Repairs and maintenance were \$12,770 under plan in February and \$20,504 YTD. Contingency fund makes up \$16,666 of this credit balance.

Special projects are \$57,323 below budget primarily funded by minimal security upgrade funding which was mostly spent in 2023.

Litigation expense, which was budgeted \$50,000 for the year for legal and appeal expenses. All briefs have been filed and we are waiting for a response from the Court. YTD is \$29,665 under budget.

## SECURITY COMMITTEE REPORT:

The security committee is working to ease 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. One such method is a “one-click” device that can be used by Amazon drivers and others to enter the gates. The system was installed at one point but had been temporarily discontinued as some Amazon “flex drivers” were using it to deliver packages at very early hours in the mornings. This practice will be averted with the new system by setting times of the day that the “one-click” system is inoperable. There are other companies that can be licensed to also use this system, such as “Door-Dash” and we are looking into how to get other delivery companies to utilize this system,

## MODIFICATIONS COMMITTEE (ARC)

The GHCA MC completed the preparation of the standards and procedures and subsequently submitted these to the general GHCA public for review and comment. Following the review and comment process, the GHCA Board formally voted to adopt the procedures and standards at its regularly scheduled board meeting on February 27, subject to minor edits to be made following comments received from the public. A final version of the standards and procedures was sent to all property owners. Following this approval, all requests for architectural modifications are now required to be submitted to the GHCA MC for final review and approval, following the review and approval of the local community board of directors or local architectural review committee.

The standards and procedures also allow for GHCA to delegate its review and approval authority to any Neighborhood Association that prepares its own standards and procedures and applies to GHCA for delegation of that authority to them. After review and approval by the GHCA MC and GHCA Board of Directors, that authority will be delegated if the standards and procedures adopted by the Neighborhood Association substantially comply with the minimum standards as adopted by the GHCA MC.

## A R CHOICE MANAGEMENT REPORT

**Reclaimed Water Pond Bulkhead:** We met with the club to coordinate activities for this project. The current plan is to start in the southeast corner of the pond and proceed clockwise. The contractor will drive the sheet pile panels, dig dead-man holes and tieback trenches, remove the top of the old wall and all the wood, form up the top cap and dead-man boxes, pour concrete, and backfill to the new wall 100 to 200 feet at a time. The process will continue until the wall is completed. There will be significant need to coordinate the work with the club since their irrigation heads and lines are in the construction zone and the various pipes that penetrate the wall require the water levels to be drastically lowered from time to time. We will meet again in April as we approach the start of the project.

We will require some space for the contractor to stage materials and equipment adjacent to the construction zone. We have asked VB Development LLC to use the open land just west of the pond for a staging area. If they do not allow us entry or use, we will need to use Via Marbella for that staging area. That alternative will affect traffic in and out of the 53rd St entrance east of the Reserve neighborhood.

**Pond and Estuary Committee:** The committee has begun planning how we are going to renovate the estuary as required to maintain the designed water flows as required by the Conservation Easement. The committee toured the estuary with an environmental expert concentrating on what would be the first of 3 phases of work. In general, we will need to cut back some mangroves and dredge a number of channels that have narrowed or completely closed in. This first phase will give us the cost and logistical knowledge to add to our long-range plan for renovation of our stormwater management systems of which the estuary is the final stage for cleaning any runoff that is discharged into the Lagoon.

**Irrigation:** The county completed the widening of IRB in front of Grand Harbor last year. Irrigation lines were capped off and isolation valves were added where needed during the construction. We now need to replace the main water lines and new heads for the right of way that we are responsible for affected by the construction.

### MARINA COMMITTEE REPORT:

On March 19<sup>th</sup>, we received a copy of the following notice to boaters from Tre Barry, manager of the Loggerhead Marina.

“We wanted to take a moment to address an important update regarding our marina policies.

Unfortunately, after careful consideration, we have received the directive from corporate that liveaboard (long term, greater than 7 days in a 30 day period) arrangements will no longer be permitted in our marina. This will take effect on May 23<sup>rd</sup>. Our license allows us to operate as a storage marina only at this time. This means that our customers are invited to stay on board their vessels for no more than 7 nights in a 30-day period. We understand that this decision may be disappointing and even challenging for many of you, and we want to extend our sincerest apologies for any inconvenience this will cause.

As much as we value the sense of community that liveaboard's offer, we must adhere to corporate guidelines. Please know that this decision was not made lightly and is out of the control of the marina staff.

If there's anything we can do to help make this transition easier, please let us know. We will write letters of recommendation, should you require/request to assist you in finding alternative accommodations that suit your needs.

We understand that change can be difficult, and we are here to address any questions or concerns you may have. Your understanding and cooperation during this time are greatly appreciated.

Should anything change, and our policies allow us to have long term cruisers in our community, we will reach back out directly and offer what we can.

Thank you for being a valued member of our marina community.”

Earlier in the month, we sent an email to senior management at Equity Lifestyles, the owner of the Marina, proposing a face-to-face meeting to see if we could resolve the issues regarding long term liveaboards at the Marina. We received a follow up phone call regarding GHCA's reason for proposing this. We explained that the local management of the Marina has made significant improvements in the operation of the Marina, and it may be worth another effort to reopen negotiations directly with the decision makers. Since then, we have had no further response.

## LEGAL REPORT:

Nothing to report.

## FINAL NOTE:

Very often, GHCA receives residents' messages on issues that are referred to us by the Club. Long term residents of Grand Harbor and Oak Harbor probably have a better understanding of the responsibilities of the Clubs versus GHCA, but I thought it would be appropriate to remind everyone of the differences. Our legacy is a community that was developed as a single entity but now consists of many different pieces that are sometimes unclear as to where the responsibility lies.

There are two separate Clubs and a corporately owned marina within our community – the Oak Harbor Club, the Grand Harbor Golf and Beach Club and the Loggerhead Marina. Each of the Clubs has a separate, independent Board of Directors. In both cases, members of these Clubs are both residents and non-residents of the Grand Harbor/Oak Harbor community. Furthermore, many residents are not members of either of these Clubs.

GHCA is the master association for residents only. Individual Neighborhood Associations are responsible for maintenance of their facilities within their specific communities. GHCA also has no responsibilities for the areas owned by the Clubs (including the Beach Club) and the marina.

GHCA is responsible for managing the common property. This common property primarily includes the main roads and right of way, the ponds for stormwater control, the tunnels and bridges, the main residential irrigation system, and the street lighting and signage. GHCA is also responsible for providing security services for residents in Grand Harbor and Oak Harbor as a gated community. We also provide cable and internet service to all residents. We also set and enforce standards for the architectural nature of our communities.

GHCA is guided by the Declaration of Covenants, which, among other things, provides for assessing residents for the expense of maintaining all these areas of responsibility.

It is sometimes complicated to understand which organization has responsibility. I hope that this helps residents understand the complexity a little better.

Finally, I hope that everyone had a nice Easter. This is the peak season when families are together here in Vero Beach. As always whether on the roads or sidewalks, be kind and courteous to everyone, especially during this very busy season.

Mike Clarke  
GHCA President  
mbcatlg@gmail.com