

PRESIDENT'S REPORT:

Last month I tried to explain the financial situation GHCA faces with respect to the numerous projects that will need to be done over the next few years. The rebuilding of the bridge and the reclaim tank were critical items that had to be repaired promptly. Rather than having a substantial special assessment up front to fund these projects, we borrowed money to fund the immediate need. This spreads the impact over approximately the next 15 or so years as we pay back these loans.

The projects presented last month have a somewhat different issue. While the projects could feasibly be completed in 3-5 years, our ability to reasonably fund them is unknown. We are looking into possibilities of financing with loans or other means to spread the financial impact over future years. probably results in a longer time frame for completion. The funding plan for these projects is still a work in progress.

Grand harbor and Oak Harbor residents inherited a community from the developer that had not been maintained properly for a long time and had no reserve funds to correct these deficiencies. We are doing our best to make the impact of this situation as reasonable as possible in terms of assessments in the coming years.

SECURITY COMMITTEE REPORT:

Last month we reported that Amazon had installed a “one-click” at all gates for use by Amazon drivers and other companies with product licenses to enter the gates without the need for a bar code or stopping at the guard house. The system instructs drivers that deliveries are to be made to Grand Harbor only between the hours of 7AM to 10PM.

Since its installation, we have observed several instances wherein an Amazon delivery took place at very early hours of the morning (4:30AM), in violation of our instructions. These instances involve Amazon flex drivers in their private cars, not the regular Amazon delivery vans.

To try to curb these instances from happening, please be advised of the following:

- If you order something that is to be delivered by Amazon, Fed Ex, UPS or other, please be cognizant of the proposed delivery times. Sometimes Amazon will state that packages ordered by 5pm can be delivered overnight by 11am and items ordered by noon will arrive by 10 pm. If you specifically request a speedy delivery that could occur overnight, don't be surprised if you get a delivery at very early hours of the morning, despite our efforts to prevent it.
- Amazon drivers are supposed to follow our property instructions that have been input to the system. If they don't, Amazon can pull the data log and hold them accountable.
- If you get an unwanted late night or early AM delivery, please report it to security at our email barcodes@grandharbor.com

Please provide the TBA# from the package label or a legible photo of the package label. We can report this information to Amazon and they can take disciplinary action against the delivery person

TREASURER'S REPORT:

REVENUES:

Revenues for the month exceeded budget by \$1,729.95. This was a continued result of Security Gate income exceeding plan by \$1,443.33 and higher interest income for the month. YTD, revenues exceeded budget by \$11,016.13, with Security Gate income exceeding plan by \$11,439.37.

MANAGEMENT:

For the month, expenses were \$11,115.10 under budget with legal fees less than expected - \$3,061.67 and audit expense \$8,200 under budget but please note this is a monthly accrual which will be charged at year end as our annual audit is completed. YTD, administrative costs are \$18,703.62 under plan with legal and accounting fees accounting for \$20,894 under budget.

SECURITY:

Expenses for the month, exceeded budget by \$22,151.09. Our contract which was set after budget was put into place prior to the end of negotiations. This account YTD shows a negative variance of \$9,733.50. Please note, security gate income has offset this increased expense.

LANDSCAPE MAINTENANCE:

This account was \$35,675.74 over budget for the month and \$52,492.68 YTD. Major YTD negative variances are Lake and Estuary Maintenance -\$34,250.00, Mangrove Trimming -\$10,626.67, and Invasive Removal - \$14,800, Irrigation Repairs -\$6,386.85 and Tree Pruning also exceeded budget YTD by \$8,179.17. Lawn Care aided by our recent drought, and timing of mulch replacement were \$21,750 under budget. Weather and timing will affect this account.

REPAIRS AND MAINTENANCE EXPENSE:

This account was \$17,016.27 under budget for the month and \$45,209.94 for the year. Major positive categories for the year include no use of the Contingency Fund +\$33,333.33, Hurricane Repairs +\$8,333.33, General Maintenance +\$11,629.68. Fountain and Maintenance Services were unbudgeted expenses totaling \$11,116.20 offset some of the above savings.

SPECIAL PROJECTS:

With the start of the Retention Pond project, an upfront payment of \$225,000 for materials was paid which caused expenses to exceed budget by \$27,000. Year to date this category is still under plan by approximately \$112,500 because the pond remediation project has yet to begin. We should also note that the new security system (\$60,000.00) was funded in 2023.

Litigation expenses were budgeted for only the first quarter and spending YTD is \$10,000 less than the total budgeted amount.

As of the end of April, GHCA have a positive variance of almost \$25,000 in operations and a total of all expenses for the year of \$147,000. Most of this total variance is a result of the actual timing of our projects compared to the budgeted estimates.

AR CHOICE MANAGEMENT REPORT

Reclaimed Water Pond Bulkhead: Summerlin Marine Contractors are mobilizing to begin the project today, May 31, 2024. Material is due to be delivered on Monday, June 3rd. Although the permit still has not been issued, there is plenty of work that can be done in advance of its issue.

Infrastructure Committee:

Pond and Estuary Committee: The Committee met this morning to review the latest proposal from Crosscreek Environmental. Although the costs in the proposal are more favorable than anticipated, there are still plantings that need to be worked out before final approval will be given. We are still on schedule to perform the remediation work to pond 17 and 18 in July of 2024.

Irrigation: We are thankful for the heavy rains last week as it helps fill our ponds significantly. However, lack of rain this week, have started again to lower the pond levels. We are all hopeful the rainy season will be upon us soon.

LEGAL REPORT:

No further news. Oral arguments in our appeal will be heard the Court on June 11, 2024.

MARINA COMMITTEE REPORT:

We continue to try to contact and get a response from marina management to discuss our issues.

FINAL NOTE:

The Nominating Committee has been selected to conduct the election process. I will chair the committee as a Board member. Bob Garrison, Jack Reis and Doug Marquis will conduct the process beginning right after Labor Day. Candidate applications will be due by September 23rd. The committee will select at least 4 candidates for the 2 open positions. Voting by the various HOA/POA presidents will take place from October 10th to 21st. The results will be announced at our Annual Meeting on October 29th.

Please remember that both our monthly meetings and the newsletter will take a break for June, July and August. If there are any significant events to report on, we will get the word out to everyone in an email blast from AR Choice.

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