

PRESIDENT'S REPORT:

This month's GHCA Board meeting was longer than normal. We had an excellent presentation on the ponds and estuary issues in the Grand Harbor/Oak Harbor community. Spencer Joyner led us through a presentation (see attached) showing the current state of the ponds and estuary, the approximate costs for bringing them up to date, and the timeframe and priority for completion. The current estimate for all ponds is \$10.6 million and \$3.6 million for the estuary – a total of \$14.4 million. The limitations of disruption, summer season only, project contracts and supervision suggest that the total project could be done in a 3–5-year period if funding was available. However, at this stage, there is no funding plan to accommodate this timing.

GHCA assessments are \$266.81 per unit per month in 2024. There are 1,478 units assessed which include all developed and undeveloped lots that are platted as well as the Grand Harbor Golf and Beach Club, the Oak Harbor Club and the marina. The only area of our community that is currently not assessed is the eastern part of the Reserve which has not yet been platted. The significant point to understand is that the only material source of additional revenue for GHCA is increasing the monthly assessment rate.

Approximately 85% of the 2024 assessment (\$226.63 per unit per month) is for the routine costs of operations including security, cable & internet service, landscape maintenance, accounting, insurance and legal. We also assess another 1% of the total (\$1.73 per unit per month) to maintain our statutory roadway reserve. The remainder of the assessment is for our Deferred Maintenance Fund to cover the costs of repairing and replacing assets that were not adequately maintained in the past. This includes the costs of debt service on the loans that we have used to finance the bridge and reclaim water storage tank projects.

For the foreseeable future, the Deferred Maintenance Fund assessment will grow to be a significantly larger component of our total assessment. This will be needed to repay the \$3 million in loans we have over the next 15 years as well to fund the pond and estuary projects and any other major repairs or replacements that are needed. Our payments on our existing loans will result in an assessment of about \$17 per unit per month for the next 15 years. The actual amount in 2024 is almost \$7. Our future budgets will need to include another \$10 per unit per month just for this cost.

If we were to spend \$1 million per year for our deferred maintenance projects, we would need to assess around \$56 per unit per month in addition to the operating, reserve and debt service assessments mentioned earlier. The result would be a total assessment rate of roughly \$301 per unit per month without any consideration of inflation in costs or building reserve funds for any future needs. Without any other sources of funds, this is best case outlook for assessments as we go forward. At the Annual Meeting last October, I made the point that GHCA is in a “pay as you go” situation for the next several years. We hope this gives everyone a sense for the funding situation that GHCA will be dealing with for the foreseeable future.

LEGAL REPORT:

The appeals court in which our appeal of the summary judgment in our lawsuit against the developer and other defendants was filed has granted our motion for oral argument. Argument will be held on June 11, 2024.

TREASURER'S REPORT:

For the month of March, revenues exceeded expenses by \$62,307.05 and \$100,793.09 versus plan. First Quarter revenues versus expenses show a positive variance of \$180,484.10 and \$209,085.37 versus budget.

Revenues exceeded plan by \$1,869.49, with Security Gate income again exceeding plan by \$1,093.33 along with higher interest income and late fees contributing factors. Revenues exceeded plan by \$9,286.18 with continued sales of barcodes exceeding plan by \$9,996.04.

For the month, management expenses were \$3,102.53 below plan - legal expenses were \$2,998.53 below budget.

Lake and Estuary Maintenance exceeded plan by \$8,190.00, in addition Invasive removal also exceeded plan by \$22,450.00. These overages were offset reduced expenses in the other categories resulting in a near breakeven for the month. YTD, total Landscape Maintenance exceeds plan by \$16,834.94, driven by Lake and Estuary expenses over budget \$8570.00, Mangrove trimming \$13,760.00 and Invasive removal and cleanup \$15,750,.00 offset by irrigation repairs, mulch expense and lawn care.

Utilities reported a positive variance of \$1,474.21, YTD expenses.

For the month, this Repairs & Maintenance showed a positive variance of \$7,689.54 for the month. The contingency account and Hurricane repairs have not been used for the year with \$31250.00 being accrued YTD. Fountain and Maintenance services unbudgeted expenses exceed \$11,000.

Certain special projects (Stormwater Pond Remediation and Reclaim Pond Restoration) have not yet started, resulting in a positive balance of \$78,885.00. This timing helped offset the road resurfacing expense as speed bumps were removed and renovated in the community. YTD, this category is \$137,426.78 below plan.

Litigation expense is minimal as the appeal process continues.

REVENUES EXCEED EXPENSES BY \$180,494.10 AND EXCEED PLAN BY \$209,085.37, BUT CAUTION MUST BE TAKEN AS MANY EXPENSES HAVE NOT BEEN TAKEN AS A RESULT OF PROJECT TIMING.

MARINA COMMITTEE REPORT:

The marina has posted "No Trespassing" signs on the circular boardwalk along the south end of the basin. GHCA does not own the boardwalk and it is not under our control. The repair and access issues are among the items of discussion with the marina. So far, we have had no success in meeting with the decision makers of the marina's owners.

MODIFICATIONS COMMITTEE (ARC)

A request for delegation of architectural review according to our Modifications Committee from River Club was considered and approved at our recent Board meeting. It should be noted that this approval was for modification standards only and did not include New Construction Committee standards.

SECURITY COMMITTEE REPORT:

The “one-click” device available through Amazon has been installed at all gates and is now operational. It can be used by Amazon drivers and other companies (such as “Door Dash”) with product licenses to use the product to enter the gates without the need for a bar code or stopping at the guard house. The system is operable from 7AM to 10PM so there should be no issue with Amazon and other deliveries taking place during nighttime hours.

A new protocol for realtor access to the community and a system for realtors to register their own sales appointments has been established and notices have been sent and/or hand delivered to realtors on the use of the system.

An issue with the main gate QR Code reader has also been remedied. For a period, when scanning QR codes at the main gate reader, one would get an “Access Denied” notice. This was a software glitch and has now been fixed. Once the QR code has been scanned, the reader now says “welcome” to acknowledge the scan has been completed properly.

A R CHOICE MANAGEMENT REPORT

Reclaimed Water Pond Bulkhead: A brief meeting was held on May 2nd with the contractor, Summerlin Matine Contractors and Josh Breda, Golf Course Superintendent. Staging areas were established for materials, parking as well as equipment that is to be left on site. Although we are still waiting for the permit to be issued, we will begin prepping the area on May 7th. There is plenty of work to be done prior to installing the first sheet pilings. There should be no reason to stop traffic on Via Marbella except for the occasional delivery of concrete. And that will be temporary.

Pond and Estuary Committee: The committee presented a multiyear plan of action to remediate our ponds and the estuary. The plans are broken into 3 phases for the ponds and 3 phases for the estuary. The costs to remediate are our current best estimates that will be updated once we have the Pond 18 project completed and we complete our detailed plan for the estuary with the help of CrossCreek. The presentation is attached and will also be available on our website ghca.online.

A contract has been signed with CrossCreek Environmental. This contract will work for us on all projects we choose to use CrossCreek for. We should be closing in on a plan for pond 18 in the month of June along with pricing for the GHCA Board to consider. If all goes well, we could perform the restoration of pond 18 in the month of July.

Irrigation: As all of you can observe, we are showing signs of drought from the lack of rain. Dry areas are prevalent. Lakes are low. We are in an “Abnormally Dry” condition approaching drought. Although our ponds appear very low, we believe we have plenty of water to get us through until the rainy season finally gets here. We are hopeful we will not be mandated to slow the watering from two days per week. Let’s all do a rain dance.

FINAL NOTE:

This is the time of the year that the snowbirds (like us) start to head north for the summer. The GHCA Board will meet on Tuesday, May 28th at 3 PM. We will not have regular meetings in June, July or August this year. Our next scheduled meeting will be Tuesday October 1st at 3 PM. Our Annual Meeting will be on Tuesday, October 29th. If there is any immediate need for a meeting during the summer, we will give notice as appropriate.

As noted above, our Reclaim Water project may result in some inconvenience for those residents using the Via Marbella gate entry. We expect that for periodic short times, we will need to close the inbound side of the road where it separates just beyond the cart path crossover. In these limited cases, we will control the open outbound side with flagging for 2-way traffic. Please bear with us over these next few months until the project is completed.

We should also remind residents that there will be elections for 3 GHCA Board seats this year. Roger Andrus and Lance Hall have indicated they will not run for reelection. Chris Flynn, who was appointed to the remaining 1-year term when Jeff Caso resigned, will be running as an incumbent. The Nominating Committee will process candidates and select 2 alternatives for each seat. Voting will take place in October.

This newsletter will also 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. We wish everyone a safe trip north if and when you go.

Mike Clarke
GHCA President
mbcatlg@gmail.com

GHCA Pond and Estuary Team

Findings and Recommendations
To
GHCA Board of Directors
April 30, 2024



Overview

- Our team
- Problems with our ponds and estuary
- Need to take action now
- Our plan
- Costs
- Challenges and recommendations

Our Team

- Spencer Joyner
- John Smith
- Halley Moriyama
- Harold Reheis
- Bob Joy
- Alan Romano - Ex Officio
- Lance Hall – Ex Officio

Problem with our Ponds

Stormwater ponds need maintenance
Little to none performed

- Loss of storm storage capacity from erosion, sedimentation and organic matter causes increased risk of flooding, reduces time to filter out nutrients
- Loss of littoral vegetation along banks and shallow waters reduces nutrient filtering and accelerates bank erosion



Stormwater Ponds Need Maintenance

- Erosion
- Sedimentation
- Decreased storage capacity
- Loss of vegetation to filter nutrients



Pond 22



Pond 16
South Wing



Pond 14

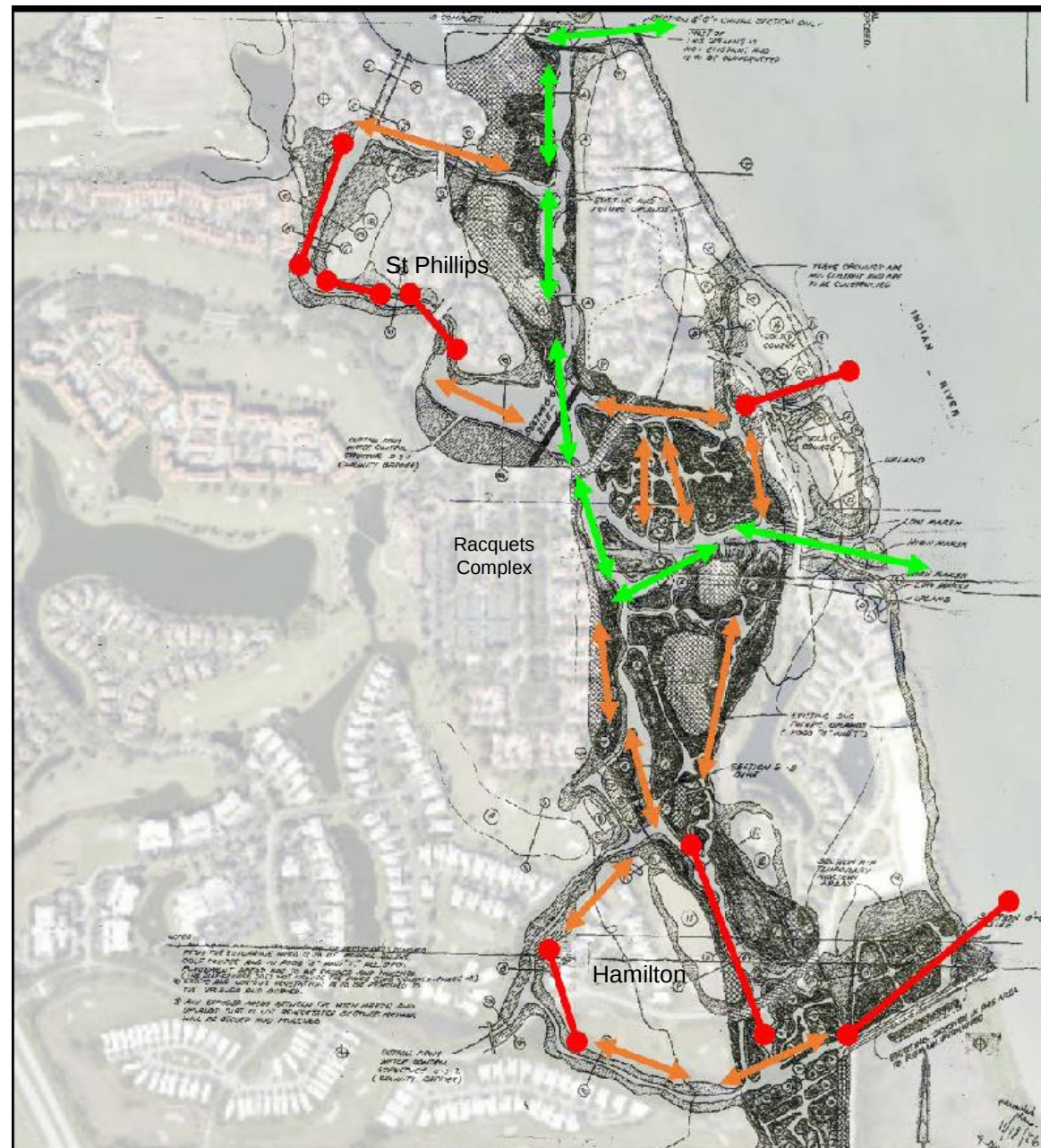
Problems with Our Estuary

Estuary (Conservation Easement)
Needs maintenance
Little to none performed

Estuary channels, culverts and waterways:

- Filled with muck
- Narrowed by erosion and mangroves
- Invasives need removal

Lack of estuary flushing reduces water quality, increases sulphur smells, mosquito breeding, loss of fish habitat



Geosyntec
consultants

N
0 250 500 1,000
Feet

Legend

Grand Harbor Design Plans

- Free Circulation
- Reduced Circulation
- Greatly Reduced or Blocked Circulation

Grand Harbor Present Circulation

Service Layer Credits:
Source: Esri, Maxar,
GeoEye, Earthstar
Geographics, CNES/Airbus

Estuary Flushing Channels, Culverts and Waterways Need Maintenance

- Flushing channels filled in
- Culverts blocked
- Waterways narrowed by mangroves



St Phillips
Loop Blocked



Southernmost
Inlet Blocked



Northern
Inlet Blocked

Need to Take Action Now

- Permits legally require GHCA to maintain ponds and estuary:
 - St John Water Resource Management District (SJWRMD)
 - State of Florida
 - Indian River County
- Need to maintain stormwater ponds and estuary using 1) landscape remediation and 2) environmental best management practices for:
 - Flood protection
 - Water quality
- Permits to do remediation
 - Ponds - No
 - Estuary - Yes

Our Plan

- Goals

- Flood control
- Water quality (nutrient reduction)
- Irrigation
- Estuary flushing

- Pond Priorities

- Restore storage capacity
- Restore vegetation
- Increase water flow

- Estuary Priority

- Increase water flow

Our Plan

- Phase our work
 - Manage disruption to community
 - Capacity to perform work during off season
 - Funding
- Phases
 - Pilot Demonstrations
 - Priority Ponds
 - Priority Estuary Sections
 - Balance in stages
 - Ongoing Monitoring and Maintenance

Pond Plan

- Dredging
- Bank and slope restoration
- Clearing channels, culverts and invasive plants
- Bank and littoral plantings
- Monitoring and maintenance

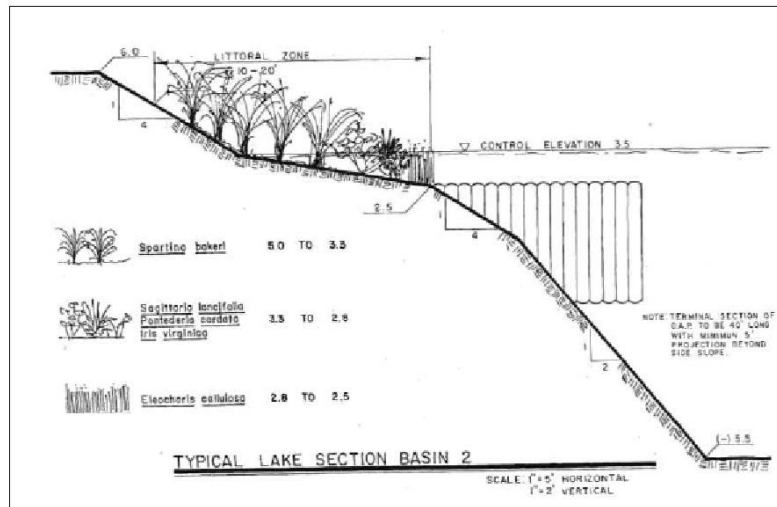


Figure 3. Typical Grand Harbor Lake Cross-Section and Littoral Zone Planting.

Pond Rankings

Stormwater Storage
Capacity Deficit from
Original Design

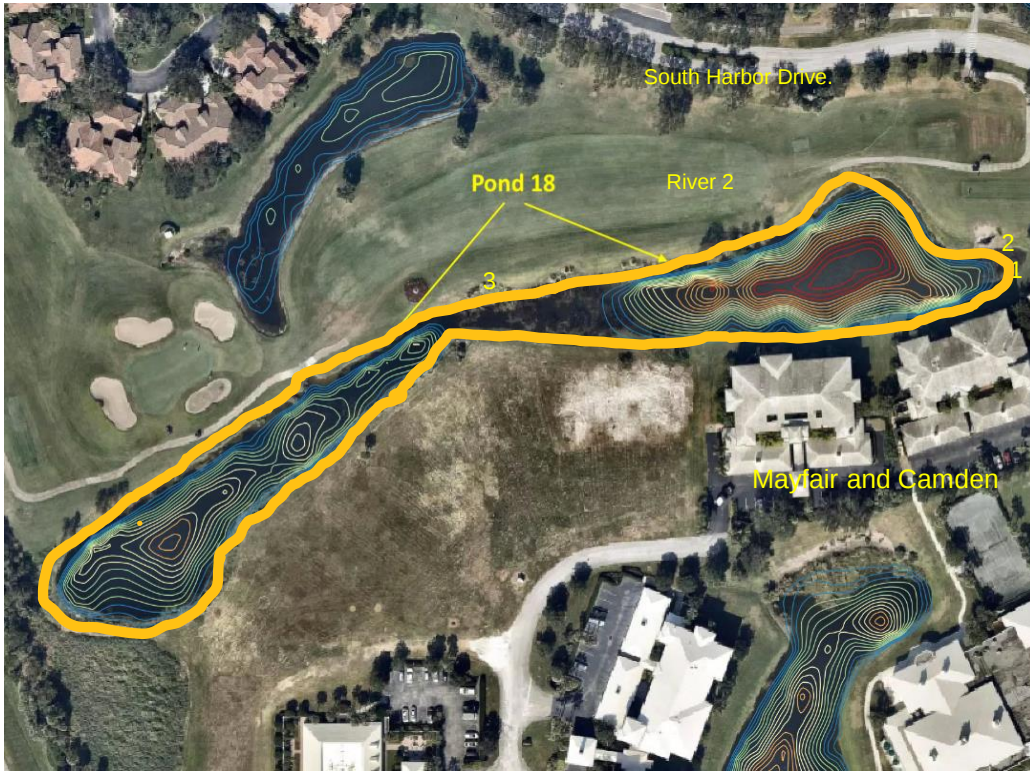
Pond	Area (acres)		Volume (ac-ft)		Volume Volume	
	Design	Existing	Design	Existing	Delta	% Delta
17	0.73	0.73	1.9	0.6	-1.3	-68.42
13	1.54	1.54	7.3	2.6	-4.7	-64.38
21	1.45	1.45	7.9	3.9	-4	-50.63
23	2.11	2.11	10.3	5.8	-4.5	-43.69
10	1.97	1.97	9.1	5.2	-3.9	-42.86
6	7.71	7.71	45.4	26.7	-18.7	-41.19
11	3.11	3.11	16.9	10	-6.9	-40.83
12	0.65	0.65	2.9	1.8	-1.1	-37.93
26	2.49	2.49	18.1	12.4	-5.7	-31.49
15	1.3	1.3	7.3	5.1	-2.2	-30.14
18	2.23	2.23	8.8	6.3	-2.5	-28.41
24	1.02	1.02	4.3	3.1	-1.2	-27.91
4	1.78	1.78	9	6.5	-2.5	-27.78
19	4.88	4.88	24.4	18.2	-6.2	-25.41
7	2.43	2.43	15	11.2	-3.8	-25.33
20	1.81	1.81	9.7	7.4	-2.3	-23.71
16	13.88	13.88	188.6	145.4	-43.2	-22.91
3	1.4	1.4	7.5	5.9	-1.6	-21.33
14	1.65	1.65	5.3	4.3	-1	-18.87
1	3.79	3.79	20.8	17.1	-3.7	-17.79
25	1.22	1.22	9.2	7.9	-1.3	-14.13
5	12.3	12.3	70.5	60.6	-9.9	-14.04
9	2.5	2.5	16.2	14	-2.2	-13.58
8	2.25	2.25	8.4	7.6	-0.8	-9.52
2	2.78	2.78	15.7	14.3	-1.4	-8.92
28	2.7	2.7	11.3	10.7	-0.6	-5.31
22	0.24	0.24	0.6	0.8	0.2	33.33
Total:	81.92	81.92	552.3	415.4	-136.9	-24.79

Pond Rankings

Vegetation Deficiency
Needed to Achieve 30%

	Pond Area	Littoral Zone	Percent	Vegetation
Pond	(acres)	Area (acres)	Coverage (%)	Deficiency (acres)
16	13.88	1.48	10.7	2.68
5	12.3	1.83	14.9	1.86
6	7.71	0.91	11.8	1.4
19	4.88	0.31	6.4	1.15
26	2.49	0	0	0.75
1	3.79	0.42	11.1	0.72
28	2.7	0.13	4.7	0.68
8	2.25	0.1	4.4	0.58
2	2.78	0.33	12.1	0.5
7	2.43	0.27	11.2	0.46
20	1.81	0.16	9	0.38
11	3.11	0.56	18.1	0.37
14	1.65	0.18	11.2	0.31
15	1.3	0.08	6.2	0.31
25	1.22	0.08	6.8	0.28
24	1.02	0.05	5.2	0.25
22	0.24	0	0	0.07
17	0.73	0.16	21.7	0.06
4	1.78	0.49	27.6	0.04
3	1.4	0.39	27.7	0.03
9	2.5	0.96	38.3	0
10	1.97	0.69	35	0
12	0.65	0.25	39	0
13	1.54	0.75	48.5	0
18	2.23	0.71	31.7	0
21	1.45	0.53	36.7	0
23	2.11	0.63	29.9	0

Pond 18 Pilot Demonstration



Pond 18 Between River 2 and
Mayfair and Camden House



Photo 1



Photo 3



Photo 2

Estuary Plan

Stage work into phases based on improving water flow

- Culverts
- Flushing channels
- Mangrove
- Waterways

Estuary Phase 1

14th hole flushing channels and St Phillips Loop



Estuary Phase 2

South Flushing Channel and Waterways



Estuary Phase 3

Central Waterways



Pond Costs @\$150/LF

Total Cost: \$10.8M

Pond Phases	Pond Number	SUM of LF	\$ Cost
1	10	2,110	316,500
	11	2,708	406,200
	12	665	99,750
	13	1,571	235,650
	14	2,274	341,100
	17	1,010	151,500
	18	2,613	391,950
	16A	1557	233,550
	16B	1228	184,200
	16C	1044	156,600
	1A	700	105,000
	21A	330	49,500
1 Total		17810	\$2,671,500
Grand Total		17810	2,671,500

Pond Phases	Pond Number	SUM of LF	\$ Cost
2	6	5,198	779,700
	15	965	144,750
	20	1,523	228,450
	22	380	57,000
	23	1,908	286,200
	26	2,347	352,050
	19A	2,671	400,650
	19B	1,677	251,550
	4A	432	64,800
	4B	1,175	176,250
	5A	1138	170,700
	5B	997	149,550
	5C	6,389	\$958,350
2 Total		26800	4,020,000
Grand Total		26800	4,020,000

Pond Phases	Pond Number	SUM of LF	\$ Cost
3	2	1,932	289,800
	3	1,119	167,850
	7	1,560	234,000
	8	2,370	355,500
	9	1,848	277,200
	24	1,210	181,500
	25	1,063	159,450
	28	2,800	420,000
	16D	2,009	301,350
	1B	2,244	336,600
	21B	793	118,950
	O1	1,026	153,900
	R1	2,763	\$414,450
	R2	3,767	565,050
	R3	962	144,300
3 Total		27,466	4,119,900
Grand Total		27,466	4,119,900

Estuary Costs

	Rough Estimate
Phase 1	\$1.7 M
Phase 2	\$1.2 M
Phase 3	\$.07 M
Total	\$3.6 M

Combined Pond and Estuary Costs

Remediation Phase	Pond Cost (million)	Estuary Cost (million)	Total Cost (million)
1	\$2.7	\$1.7	\$4.4
2	\$4.0	\$1.2	\$5.2
3	\$4.1	\$0.7	\$4.8
Total Cost	\$10.8	\$3.6	\$14.4

Challenges and Recommendations

- Funding
- Grants
- Mitigating community disruption
 - Homeowner buy-in
 - Golf club buy-in
- Cooperation with regulatory agencies

THANK YOU

