

PRESIDENT'S REPORT:

Our November meeting just before Thanksgiving Day was quite busy. Along with our usual Committee updates, we approved a 3-year audit engagement with Offutt, Barton & Schlitt at the same rate as our last three years.

We approved our insurance policy for the 12-month period beginning December 1, 2024, to November 30, 2025. The total premium for the various policies increased by 11% over this past year's premium. This is about \$2,000 more than our 2025 budget for Insurance.

We also approved a contract renewal with rate increases for our security provider St. Moritz. Our 2025 budget included this increase.

The Modifications Committee recommended, and we approved Harbor Pointe's application to delegate responsibility for architectural modifications from GHCA, provided they submit copies of all their approvals to our Modifications Committee.

As has been customary in the past, there will be no GHCA Board meeting in December. This year it would fall on New Year's Eve. Our next meeting will be on Tuesday, January 28, 2025, at 3PM.

A R CHOICE MANAGEMENT REPORT:

Christmas decorations are to be installed at the entrances beginning this week. This year we will be adding some decorations to the walking path near the entrance to the Falls behind the barcode office.

We will be starting repairs to the Grand Harbor Main entrance feature shortly. We will be replacing the failing decorative balls with an improved version that will prevent them from blowing off so easily. New caps will be installed on columns that were never finished from when the walls were first constructed. This could not be seen from the road, but the caps will help protect the structure from the elements. Rusting stucco corner beads will be removed and the edges will be free formed. Last, we will have the entrance feature painted.

LEGAL REPORT:

The Litigation Committee has reviewed the Appellate Court decision with our litigation counsel. We are preparing to file an amended complaint based on the appeal decision.

We have also asked our general attorneys to review our current GHCA bylaws and propose an updated document for Board review. When finalized, the revised bylaws will be distributed for approval by the membership.

As of our meeting last week, there are 22 homeowners who have not yet signed the Joinder and Consent form for properly annexing their unit into GHCA. We will be sending out another reminder with the proper form and encouraging all remaining homeowners to complete the paperwork.

INFRASTRUCTURE COMMITTEE REPORT:

Pond Restoration:

GHCA received a permit exemption letter from Saint John's Water Resource Management District (SJWRMD) for performing restoration work on our stormwater pond infrastructure. This formal exemption was required for GHCA to apply for any form of grant or loan funding.

Restoration work on Ponds 17 and 18 will resume the week of December 2 with completion targeted by December 20. Remaining work on Pond 18 includes: dredging the narrow neck in the middle of Pond 18 to allow for unimpeded water flow; dredging additional sediment and placing it above the existing geotubes; clearing the culvert between Pond 17 and 18 for water flow; littoral plantings; and final slope grading, sod and ground cover plantings. Pond 17 will have additional dredging with sediment placed above existing geotubes, grading, sod, and littoral plantings.

An example of the finished slope, sod and littoral plantings of work performed on Pond 21 in Oak Harbor is shown in photo 1.



An example of the same area under construction a year earlier is shown in photo 2.



For 2025, the areas where we expect to have restoration work performed will be Pond 1 behind St David's, Pond 12 behind Harmony, Ponds 13 and 14 that flank the main entrance to Grand Harbor, and sections of Pond 16 near the main fountain and Coventry.

In early November a meeting was held with Indian River County administration staff to discuss collaborating with the county in applying for a low interest loan through the Florida Dept of Environmental Protection (FDEP). We are waiting on the resolution of legal questions regarding the county's ability to sponsor our loan application.

The pond and estuary committee is currently working on applying for a grant to One Lagoon to assist in funding our restoration efforts. Should we be successful in being awarded a grant, funds would be available for work performed in 2026.

Reclaimed Water Pond:

The final concrete pour to complete the pond wall cap is expected early the week of December 2. Forms then need to be removed and the wall backfilled, graded, and sodded (see photo 3). Once this is completed, the cart path can be replaced. With weather continuing to cooperate completion is expected in the next few weeks.



SECURITY COMMITTEE REPORT:

Please note and save the following phone numbers for security issues:

Emergency (Fire, medical, etc.) - Dial 911 first, then advise security at 772-567-3614
Guest Reservations - 772-758-5484 (use pin # and follow instructions)
Bar Code Stickers (main office) - 772-217-3000
Reporting Incidents - 772-567-3614 (Main Guardhouse)

*** Please remember you cannot make guest reservation by calling the main guard house number. Please use this number only for emergencies or reporting incidents.**

Please note that the intercoms at the remote guest access kiosks are currently out of order. Guests having issues at the kiosks cannot contact the gate house at this time. A new intercom system has been ordered and will hopefully be installed in the next few weeks. The QR code reader is working properly. If your guests have trouble, please advise them to use the main entrance.

With the holiday season now upon us, package delivery (Fed Ex, Amazon, UPS, etc) is expected to increase significantly. Please note that our policy is that delivery vendors are not permitted to deliver packages from 10PM to 7AM. If you receive packages after 10 PM kindly advise security so we can address the issue with the delivery vendor.

In order to try to curb these incidents from happening, please be advised of the following:

If you order something that is to be delivered by Amazon, Fed Ex, UPS or other service, please be cognizant of the proposed delivery times. For example, 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 do request a speedy "same day" delivery, don't be surprised if you get a delivery at very early hours of the morning. Amazon drivers are supposed to follow our property instructions that have been input to their 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.

Important note: With the holiday season upon us, we ask that everyone be vigilant and especially security conscious during this time. If you are expecting package deliveries, please pick them up and put them inside as soon as they are delivered. If you park your car outside, always leave it locked and do not leave personal items such as phones, wallets, computers, keys, etc. in your car. Always keep your doors and especially garage doors closed unless you are present in the garage. Keep your doors locked at night and anytime you are not at home, even if only for a short period. Consider the installation of security cameras at your front entry to monitor package deliveries, etc.

TREASURER'S REPORT:

This report is for the month of October and the year to date. Revenues for the month were slightly better than budget, primarily due to better-than-expected barcode sales. On the expense Management expense was \$4K favorable with nothing spent in legal. The security contract was \$5K better than budgeted as there were only 2 bi-weekly invoices. Landscape maintenance in total was \$37K better than budgeted as there was no expenditure for mangrove trimming, invasive removal or mulch. Utilities were as budgeted. Repairs & maintenance was \$6K worse than budgeted primarily due to storm cleanup after Milton. Maintenance supplies included \$10.4K for lumber to be used for guardrail replacement. In the Special Projects, there is a \$14.6K invoice for Bridge Rebuilding that will likely be reassigned to routine maintenance because it is for painting. We spent \$94K on pond restoration. The month shows nothing in the budget because these all projects were budgeted to be completed before October. Term loan expense is favorable because we have borrowed less money than expected from our \$1million loan. Litigation expenses reflect the work done after the Appellate Court ruling was issued.

For the year to date, total revenues are \$26.5K favorable compared to budget, due to higher than planned barcode sales and some unbudgeted income from architectural reviews and penalties incurred for late payments on assessments. The main reason for the \$28.6K favorable variance in Management is lower spending on legal. The additional costs for barcode stickers and the timing of St. Moritz invoices result in an unfavorable variance of \$10K for Security. Landscape maintenance shows a favorable variance of \$42.6K so far this year. Most of this is because we budgeted for mulching which will not be done. Utilities are slightly better than budgeted. Repairs & Maintenance show a favorable variance of \$86.8K primarily because none of our budgeted contingency has been spent.

The year to date for our Special Projects show a favorable variance through October of \$730K. The budget shows that all of our projects were scheduled to be completed by now. The variances to budget are primarily due to timing. We did some unanticipated Road repair work earlier. The Bridge Rebuilding is as mentioned above. The Reclaim Pond work is nearing completion, and the spending variance is a result of a lag in invoicing, the holdback in the contract and the finishing work to be

reimbursed to the Grand Harbor Club. The restoration work on ponds 18 & 17 shows that roughly half of the budget has been spent. This project is a demonstration project to determine the best solution to restoring the ponds to their proper capacity. We are still working on making that determination. The spending on Irrigation Pumps was a carryover from that project last year. The Security System Upgrades were budgeted for 2024, but the work was almost all done in December last year. As mentioned above, the positive variance in interest expense is because we have not needed to borrow as much from our \$1million loan as soon as we had planned. Finally, litigation expenses are the costs of filing and reviewing the Appellate Court findings.

As of the end of October, we have a total of \$906.6K in cash. \$504.5K is in our statutory reserve for roadwork (Replacement Fund). \$230.3K is in our operating fund and \$171.8 is in our Deferred Maintenance Fund. We have borrowed \$250K from our \$1M loan with \$750K left to complete our projects.

FINAL NOTE:

I hope that everyone had a very Happy Thanksgiving. Our family has plenty of reasons to give thanks this year – a long wished for new granddaughter born on Election Day in November, another granddaughter starting her college career, another daughter getting engaged to a terrific fellow, and all 5 children, 8 grandchildren and ourselves being healthy and happy. We are indeed thankful.

As we begin this new season in Grand Harbor and Oak Harbor, I would like to remind everyone to respect our neighborhood and all your neighbors. Please obey our speed limits within the community. Please respect our walkers, bicyclists, and golfers sharing our sidewalks and roads. None of us should be in such a hurry to get where we are going that we lose respect for others in our community.

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