

PRESIDENT'S REPORT:

After an unusually wet and cold month, maybe we will see some sunshine as we head into February. As reported below, we have finally finished our special projects that were budgeted for completion in 2024. In spite of the delays, both projects appear to have been done on budget. 2024 was also a good year for our regular operations as we ended with a surplus of over \$212,000. More details are in the Treasurer's report.

As we mentioned at our January Board meeting, our next meeting (Feb. 25th at 3PM) will include a presentation of our plan to deal with the stormwater system remediation. This will include why it needs to be done, the timetable of when it will be done and how we would propose to fund the costs. We will also have a Zoom presentation for HOA Presidents on Wednesday, February 12th at 3 PM.

I have also had some recent feedback from residents regarding speeding within the community. It is certainly very easy to forget the speed limit along Via Marabella and other roads. PLEASE keep your speed down to the posted limit. As I have said many times before, none of us need to get where we are going within Grand Harbor and Oak Harbor so quickly that we jeopardize the safety of our community. Take it easy while you are inside the gates, please.

A R CHOICE MANAGEMENT REPORT:

Main Fountain: You may have noticed that, at times; the fountain is off. One reason could be for maintenance. Another and more important reason is that we have installed a wind switch that shuts the fountain down automatically when the wind is too strong. We use lake water to fill the pond. In turn we must use a lot of chlorine to make the fountain feature more attractive. Wind carried a lot of the water out of the fountain requiring us to refill it quite often. This effort may help us reduce the amount of chlorine we need to add and may improve the appearance of the water. You may have also noticed a difference in the spray pattern. We are working to replace the brass spray nozzles that are in very poor condition and may be the original installed when the fountain was built. We expect that this work will be completed in the next few weeks.

Guardrails: The new guardrail on East Harbor Village drive between the two bridges is complete. We have recently removed the dead and dying jasmine from the guardrail between St. Andrews Island and River Village. We will be making repairs to that guardrail shortly.

LEGAL/LITIGATION:

An amended complaint has been filed with the court, and we are waiting for a ruling from the judge. Our proposed trial schedule is also in the judge's hands.

The Board is reviewing updates to the GHCA bylaws to reflect the many changes since the turnover from the developer to residents. Once the Board has completed this review, the amended bylaws will be presented for approval by the Voting Members of GHCA.

MARINA:

Tre Barry, Marina manager, is addressing the issue of boats going faster than the NO WAKE speed in the marina basin. He is also working on upgrading the channel markers and signage.

INFRASTRUCTURE COMMITTEE REPORT:

Pond and Estuary Remediation:

Demonstration Pond 17 on the south side of Newport and Pond 18 between River Course hole #2 and Camden and Mayfair is finally finished. (See photos) The work took longer than expected partially because GHCA stopped work in September in order to issue a change order to dredge additional material from Pond 18.

We had an After-Action Review with our contractor in January to identify challenges in executing pond restoration work, and to identify where we can improve as we move forward with our ponds for 2025. We expect to have a proposal from our contractor shortly for 2025 pond restoration. At our February 25 board meeting we will present the plan for 2025 and our updated plan for the balance of all stormwater infrastructure restoration including funding and assessments.

Pond 17 After Restoration with Waterfowl Returning



POND 17

BEFORE



AFTER



Reclaimed Water Pond:

This project is complete. Mostly positive comments from the community about the pond. There are exceptions though, with concerns over the aesthetics of the pond wall.

TREASURER'S REPORT:

At the end of 2024 the GHCA financial position is solid. Our Operations Fund ended the year in the black, with revenues exceeding expenses by \$212,800. Also, our Replacement Fund ended \$29,500 in the black. In the Deferred Maintenance Fund, which had 2 major special projects budgeted in 2024, spending exceeded budgeted income by \$581,900. This spending is covered by assessments and loans designated for these purposes.

2024 income exceeded plan by \$31,000, primarily due to \$19,000 in additional Security Gate Income. The rest of the excess income was scattered in small amounts though other line items.

Overall, expenses were \$676,000 lower than budgeted. \$487,000 is a result of delays in completing the reclaim pond retaining wall and storm water pond remediation projects. These delays resulted in actual reduced 2024 spending as well as lower interest payments (\$36,000) due to delayed borrowing. These projects have now been completed and final payments have been made.

Other beneficial variances to plan include \$58,000 for security system upgrades which were budgeted for 2024 but primarily done in 2023, \$40,000 for mulch not used and invasive removal savings of \$41,000. Overages to plan include road repairs and maintenance of \$21,000, tree & plant replacements of \$19,000, main fountain and general maintenance of \$28,000, legal and litigation expenses of \$20,000 in total, and irrigation repairs of \$9,000.

To begin 2025, we have a total of \$839,200 in cash. \$184,358 is in our operating account. \$159,300 is in our Deferred Maintenance account. Our statutory Replacement account has \$495,600, primarily invested in two CDs.

Loan borrowings as of yearend include \$1,888,000 from the loan for the bridge repairs and \$550,000 against the \$1million loan for the Reclaimed Pond Wall.

We have just initiated the process of having the 2024 financials audited. Final audited results will be provided when the audit process is complete. As always, our financial results are posted on our website www.ghca.online.

SECURITY COMMITTEE REPORT:

With the winter season well upon us and most winter residents now back in Grand Harbor, we have seen an increase in the number of residents calling the main Security phone number trying to register guests.

Please remember you CANNOT make guest reservations by calling the main security number. Please use this number only for emergencies or reporting incidents. Security will not register guests for you. To register guests by phone you must call 772-758-5484, enter your 4-digit pin # and follow system prompts to register guests!

Please save the following phone numbers for security issues:

Emergency (Fire, medical, etc.)	Dial 911 first, then advise security 772-567-3614
Guest Visit Registration	772-758-5484 (use pin # and follow instructions)
Bar Code Stickers (The Falls office)	barcodes@grandharbor.com or 772-217-3000
Reporting Security Incidents	772-567-3614 (Main Guardhouse)

If you need a bar code sticker for your car, or need assistance with the guest registration system, please email barcodes@grandharbor.com to make an appointment. Our Security staff is very busy so making an appointment will save everybody time. Barcode office hours are 8AM to 3PM, Monday to Thursday.

Remember the gate arms reset immediately when a vehicle passes through. Do not let vehicles "piggyback" and try to get through the gate behind you. The gate arm will get damaged and possibly damage the vehicle. Anyone who damages a gate arm will be liable for the cost of repair and/or replacement.

Parking of camper trailers, RV's, conversion vans, boats, trailers, commercial vehicles, U-Haul trucks, etc. overnight parking anywhere within Grand Harbor and Oak Harbor is prohibited. If you have an emergency situation that requires parking such vehicles on-site overnight, you must call security 1st to get temporary permission for the vehicle.

Security reports that there has been an uptick in the number of vehicles parked in the street. Please note that vehicles are only to be parked in driveways or marked visitor parking areas. Vehicles that are parked in the street overnight risk being towed.

Please note, the Oak Harbor exit at the main entry to Indian River Boulevard will now be closed to traffic after 7 PM each night. All vehicles must exit either at the 45th street gate or through the main Grand Harbor exit.

We are actively looking at ways to remove and secure the abandoned entry gate off of Route 1 behind the Falls neighborhood. The old entryway, gates and walls need repair and are no longer used. We would like to remove the old entry road and landscape the area and add a fence along the boundary. Since this is within the Indian River County property, we are working with them and others to get this accomplished.

We have also been talking with GHO Homes about the eventual closure of the temporary construction gate at the Falls and routing all traffic through the Falls entry. This will depend on the timing of completion of new home construction in the Falls which may be a few years out.

We are also investigating how to improve the arrangement of entry gates at the Falls neighborhood to provide more room for traffic entering the neighborhood during peak hours.

GHO Homes will also be adding new entry and exit gates on the western side of the Reserve neighborhood within the coming months as construction of new homes in that area gets started. We are working with GHO on the planning and implementation of security features for that area.

FINAL NOTE:

As you can see, there are many things that GHCA is working on. After the critical major projects in the last 4 years, we are trying to also pay more attention to the overall condition of the entire community. We have cleaned up and repaired some of the guardrails. We are paying attention to our sidewalks and other facilities. We are also working on removing invasive Brazilian pepper trees where we can. We will be looking at our landscaping shrubs along our common area rights of way. Some of these belong to the neighborhoods adjacent to the GHCA common property. Our responsibility is to maintain the proper level of community-wide standards. Our beautiful but aging community needs the tender loving care that has been somewhat neglected in the past. We are committed to restoring and maintaining our community to a standard that is commensurate with the value of our residences.

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