

PRESIDENT'S REPORT:

This month, the GHCA Board approved new amended and restated bylaws. This document will be distributed by email to residents and HOA Presidents. The HOA Presidents as Voting Members will be asked to approve the new bylaws. When we have 75% affirming approval, the new bylaws will be recorded and become effective. There is more detail on the bylaws in the Legal report.

The Board also addressed the change in the Florida statutes regarding hurricane mitigation. A new policy on propane tanks for emergency generators is addressed in the Modifications Committee Report.

A project to replace the hedge along Via Marabella in front of Sunset Cove. It is along the drainage area that is part of GHCA common property, and the existing hedge is in very poor condition.

The GHCA Board would like to remind residents that privately owned golf carts, other than those owned by the Club, are not permitted in the Grand Harbor community.

SECURITY COMMITTEE REPORT:

Please note that we have experienced some issues with the QR code readers at some of the gates recently. The issue is not with the readers themselves but has typically been related to internet issues. There was a recent firmware upgrade with our security software provider (ABDI) that resulted in the system not being able to read newly generated QR codes but could still read ones issued prior to this firmware upgrade. This issue has since been resolved. We apologize for the inconvenience your visitors might have experienced due to these issues and are working to make this system as reliable and user friendly as possible.

Please advise your visitors that, in the event they experience issues with entry at any of the unmanned gates, there is an intercom system installed. They can push the button that says, **“Press for Assistance”** and they will reach the guard at the main gate. As long as the visitor has been properly registered in our system via the gate access app or website, or via the call authorization system, the guard can remotely speak to the visitor, verify they are registered and remotely open the gate.

Please note that in order to improve response time when using the intercom system at the unmanned gates, we have re-purposed some of the roving guard's time to assist in answering the intercom at the busy times when the guard at the main gate is very busy. The guards are equipped with cell phones or iPads that they can use to answer calls from the intercom system and interact with visitors to grant access. Additionally, some of the roving guards time will be utilized to man the Falls gate house during some of the busy times of the day to help better facilitate entry to the Falls by visitors. We hope that this will help alleviate back-ups at the gates during busy times of the day.

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. Barcode office hours are 8AM to 3PM Monday to Thursday.

A R CHOICE MANAGEMENT REPORT:

Main Fountain: Most of the spray nozzles have been replaced. These will require regular maintenance as they clog from time to time. The still pending filter system that is on backorder will help with this problem.

Guardrails: Replacement Lumber is still pending.

Sidewalks: Fire ant treatment was again performed at the end of February near common walkways throughout Grand Harbor and Oak Harbor.

Memorial Benches: Years ago, the Grand Harbor Club, under Developer control, had a “Memorial Bench” program where you could purchase a bench in memory of a loved one and it would be placed somewhere in the community. Unfortunately, there was no follow-up maintenance on these benches and most need replacement. Because these benches are normally used by residents in the various neighborhoods, we have agreed that the entity that owns the land where they are located should take care of the benches – replace or remove and dispose of them. The River Club has already stepped up and replaced the three failing benches that were in their neighborhood. They used an attractive bench made of composite material that should last for years and require little maintenance. Both the Club and the GHCA have approved using the same benches to replace the existing benches on their respective locations. Uniformity is important. In all cases, we will re-use the memorial plaque at the same location. In areas where the benches were simply placed on the ground, we will install a concrete slab for a more finished look. For individual neighborhoods who have these memorial benches, we will share the info on replacement benches with them.

TREASURER'S REPORT:

The February overall expenses exceeded revenues by \$15,038. There were three primary areas responsible for this overage. Landscaping Maintenance exceeded budget by \$9,900. This is primarily due to the continuing Oak Tree trimming along the roadway. This is done during the winter dormant season while the budget is spread throughout the year. Guardhouse expenses exceed plan by \$5,400 as the floors were replaced in the Oak Harbor and Main gate guardhouses. Security gate expenses exceeded budget due to purchases of new bar code inventory and reimbursing an owner for their car being damaged by a malfunctioning gate. These overages were partially offset by General Repairs and Maintenance being under budget.

Our 2024 audit is almost complete. As we have mentioned previously, there were some expenses that were recorded in January this year for the Reclaim Pond and Stormwater Ponds projects. As a result of the audit, \$315,445 of these expenses will be recorded as expense in 2024 because the invoices were submitted then. Once these adjustments are made, we will put the updated financials for December 2024 and January through March 2025 on our website www.ghca.online.

Beginning April 1, a new landscaping contract with Evergreen Outdoors, Inc. goes into effect. This new contract will have a positive impact with respect to the budget for the rest of the year.

Balances as of February 28, 2025:

Operating Cash	\$ 189,350
Road Reserve (including CDs)	\$ 504,573
Deferred Maintenance Fund	\$ 124,881
Loans Outstanding	\$2,643,797
Available Credit (including LOC)	\$ 730,000

INFRASTRUCTURE COMMITTEE REPORT:

Task orders for renovating Ponds 12, 14, and western sections of Pond 16 were approved to be executed with Crosscreek Environmental at the March 25 GHCA Board meeting. With signing of these orders work should begin in early May, first on Pond 16 (aqua range pond), followed by Pond 12 (behind Harmony) and then Pond 14 (to the northwest of the main fountain). Work on these ponds will overlap with multiple crews using hydraulic and mechanical dredging methods. There will be some disruption to traffic flow during the day in the main fountain area. We expect all work to be completed in the fall.

The red outline on the map below shows the location of ponds to be worked on this summer.



MODIFICATIONS COMMITTEE:

The GHCA Modification committee has recommended changes to its architectural standards related to generators and propane tanks. The GHCA Declaration, Section 25 - On-Site Fuel Storage states that no on-site storage of gasoline, heating or other fuels shall be permitted above or below ground on any part of the Properties either inside or outside of building(s) unless approved by the Architectural Review Board as a special circumstance. It also states that all propane tanks larger than five (5) gallons shall be buried below the ground and require the specific approval of both the Local Association and GHCA Architectural Review Board (ARB) prior to installation.

Recently, the State of Florida enacted into law state statute 720.3035 (6)(a) which in part states “The board or any architectural, construction improvement, or other such similar committee of an association must adopt hurricane protection specifications for each structure or other improvement on a parcel governed by the association.” After review and discussion with the Association’s attorney, it was recommended that our architectural standards in regard to emergency generators and related propane storage for emergency generators be modified.

Our revised architectural standards still require propane tanks larger than five (5) gallons to be buried whenever feasible, however, the standards have been revised to allow for the installation of above propane tanks limited to a maximum size of 120 gallons each and no more than 2 tanks.

This change to the architectural standards was approved by the GHCA Board of Directors at its March 25, 2025, meeting. A full copy of section 12.4 - Air Conditioners, Generators, Garbage and Trash Containers is attached.

In other important matters, please remember that any modifications, additions, or renovations affecting the appearance of the exterior of a home must be approved by the local HOA as well as the GHCA Modifications committee. This includes landscape modifications and tree removal or plantings.

Please remember that the GHCA Declaration, Article XII - Use Restrictions, Section 15 states that no trees shall be removed, except for diseased or dead trees and trees needing to be removed to promote the growth of other trees or for safety reasons, unless approved by the GHCA Modifications Committee (MC). Also, Section 12.10 of the GHCA Standards and Procedures for Architectural Review of Modifications, Additions or Alterations states the following:

1. Existing trees may not be removed unless they are diseased or represent a danger to a neighboring structure. Trees may be removed from a grouping to alleviate overcrowding and to promote the growth and health of the other trees.
2. All tree removals require MC approval, except storm related removals.
3. Whenever possible, trees that are removed shall be replaced in kind or with other types or species as approved by the MC.

The above applies to removal and replacement of landscape plantings as well. We ask that all residents adhere to these requirements when considering changes to landscapes and tree removal. These standards are designed to protect and enhance and protect the beauty of our community.

CABLE CONTRACT COMMITTEE:

GHCA has responsibility for the contract with Comcast/Xfinity, which provides all residents with cable TV, Internet, and phone services. The current contract ends in December 2026, so we have formed a team to begin the renewal process. That team is led by Bob Porreca and has several residents on the team to support the effort. Dale Jacobs, Bill Kofed, Craig Hovda, Alan Romano, and Curtis Strom make up the team.

As we begin the process, we are interviewing other providers and communication consultants that help us negotiate the contract details. As the team moves forward, we have the following guiding principles:

- Ensure we get the same or similar level of cable/high speed internet or more.
- Ensure our costs go down or at least stay steady.
- Look to upgrade the aging infrastructure with Fiber Optics
- Ensure the highest level of quality service is available.
- Minimize resident disruption or confusion if there is a transition.

We have begun the process of interviewing providers and consultants and are making solid progress. We will keep residents informed of our progress and how this may impact their current services. Our main objective is to ensure we have a technological infrastructure that takes us into the future while providing the products and services that we all expect.

LEGAL/LITIGATION:

Regarding the litigation, an amended complaint has been filed with the court.

The updated and restated GHCA Bylaws were approved by the Board and the process of approving them by the Voting Members (aka HOA Presidents) is underway. These bylaws are basically the rules by which the GHCA Board operates. It documents such things as the membership, meetings, quorums, voting, Director terms, election process, powers, duties and responsibilities. The main change in this updated version is to remove all references to Class A (Developer) and B members now that GHCA is 100% resident controlled. This version also changes the timing of the Annual Meeting from 45-75 days before the end of the year to 45-90 days after the end of the year. This change will affect the timing of the election process so that our voting will be done during the peak season (mid-February through March) when most residents are physically in Florida. The budget process will remain the same. The GHCA Board will approve the following year's budget at its October meeting so that our HOAs have 2 months to incorporate the GHCA assessment into their budgets for the following year.

FINAL NOTE:

If it seems like I am obsessed with safety in our community, I will continue to be concerned. With the gates open to the Reserve along Indian River Blvd. Extension, it has become crucial to observe the stop sign after the north exit gate from Via Marabella. There is no stop sign for vehicles coming from or going to Indian River Blvd or 53rd St that are heading into the Reserve. Over the years, many drivers have only casually stopped after the gate. Now it is important to pay particular attention to avoid any altercation at this intersection.

I would also like to remind golf cart drivers to give a verbal warning and slow down when approaching pedestrians on the multipurpose sidewalks in our community.

Finally, I know it is hard to do, but please try to keep your speed down to around 25 mph (our speed limit) particularly along Via Marabella, Harbor Drive and Grand Harbor Blvd. I recognize that the 45 mph speed limit on Indian River Blvd seems to be routinely ignored and not enforced. But inside our gates, we need to show consideration and courtesy to all our neighbors - residents, walkers, bicyclists, golfers, etc. Thanks for your help.

Mike Clarke
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