

PRESIDENT'S REPORT:

As mentioned last month, we are in the process of asking all HOA Presidents to agree to electronic voting by email. This will facilitate the voting process on the restated bylaws that the GHCA Board has proposed. As approvals are received, the HOA can cast their ballot.

There are a couple of important developments discussed in more detail below. The first is a contract to rehabilitate a significant portion of our sidewalks that have irregularities. A contractor specializing in this process will level the areas that have more than ¼" tripping hazards.

We are also looking into a more strategic approach to roadway maintenance. We are investigating a way to evaluate the current condition of our roads and apply less costly maintenance procedures than replacing pavement sections. The goal will be to prolong the life of our roads significantly.

The 2025 pond dredging work will be starting next week. Dredged material will be piled along the bank beside the main fountain and then hauled away in dump truck. On the days that trucks are hauling, the circle around the main fountain will be closed to traffic. The first closure is anticipated in late May. This will affect the routes that residents will need to use when entering or leaving through the main gate. The specific details and routings will be sent to all residents and Club members in the next few days. There will also be reminders sent shortly before any closures. Please bear with us during these disruptions as we tackle this complex project.

Due to the open access along Indian River Boulevard Extension to the Reserve during the GHO construction, there are vehicles that are bypassing the security gate at Via Marabella. A guard stationed in the Reserve will now monitor the traffic and deny access to any vehicles beyond this point. Please note the more detailed explanation in the Security Report below.

Our next GHCA Board meeting will on the last Tuesday in May (27th) at 3pm. That will be our last meeting before our summer break. After the summer break, our meetings will resume at the end of September.

SECURITY COMMITTEE REPORT:

The security committee has been looking into some options to improve access to Falls neighborhood. Because of the limited setbacks from Indian River Boulevard to the gate house, there is little room to accommodate any backup of vehicles that can occur at the gate during certain times of the day. To help with this, we have re-purposed some of the roving guards time to be at the gate during busy times, when possible, to help assist with visitor entries. We are also looking into options for possibly moving the access point further into the property, as well as the possibility of adding an additional lane to separate visitors traffic from resident traffic. The feasibility of this approach is being studied.

Another issue encountered recently is that now, as part of the ongoing construction of new homes in The Reserve neighborhood, GHO Homes has recently opened the gate access to the northerly extension of Indian River Boulevard. This is a construction entrance and is used for construction vehicles and potential clients looking to buy homes in The Reserve. The gate is currently open during working hours and restricted hours on Sundays for potential home buyers while the sales office is open.

Since the gate has been opened, we have observed a number of contractors, Grand Harbor residents, Reserve residents and other people using this construction entrance as a means to enter Grand Harbor and skirt the gate at the Via Marbella Boulevard entry. This has resulted in unwanted traffic in The Reserve neighborhood as well as a breach of our gate security.

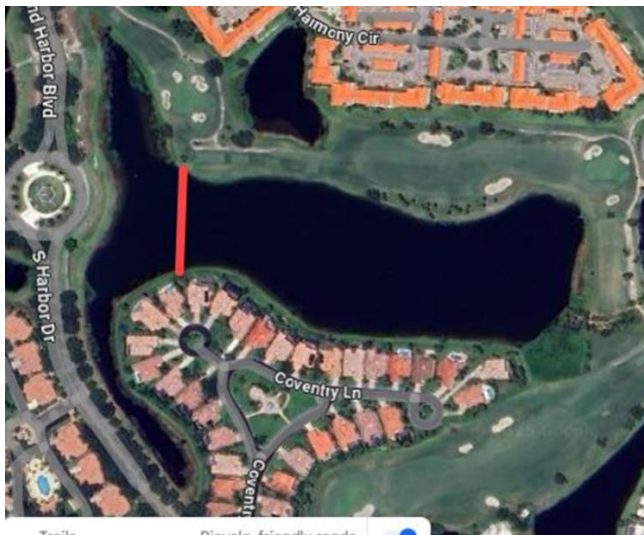
To deal with this issue, we are looking to temporarily station a security guard along Grand Harbor Reserve Square. The guard will stop all traffic trying to pass through the Reserve and into Grand Harbor. Only authorized persons and contractors will be permitted entry through the construction access point. All others will be denied entry.

We ask that all Grand Harbor and Oak Harbor residents, including Reserve residents, visitors and contractors who enter Grand Harbor on the north end near 53rd street only use the gate at Via Marbella Boulevard, the main Gate or the Oak Harbor gate.

INFRASTRUCTURE COMMITTEE REPORT:

Ponds:

Pond 16 restoration work is on track to start first on May 8th. A temporary turbidity barrier will be installed on May 2nd across the pond on as shown below to 1) mitigate increased turbidity from dredging operations spreading east into the main area of the pond, and 2) keep aqua range floating golf balls from entering the pond restoration area.



A competitive bid process on Pond 13 was completed and demonstrated our current contractor pricing and work is significantly more attractive for us.

Water level gauges have been installed in 4 ponds in each of our 4 basins so we can determine water levels above or below weir control and crest elevations.

Bathymetric survey reports on water volume restoration for Ponds 17 and 18 have been completed. The permanent pool level (control elevation) capacity for both ponds improved better than expected. Pond 17 volume has been restored by .56 acre-ft (70.5%) compared to the original design capacity. Pond 18 volume has been restored by .98 acre-ft (88.9%)
Combined volume restoration is 1.54 acre-ft (85.6%)

Estuary:

A mangrove estuary ecologist was engaged to advise us on work we should do prior to submitting estuary permit and permit exemption applications. A pre-application permit meeting is scheduled for May 9th with the USACE. A multi-phase RFP for estuary permit support, detailed work plans and hydrology restoration will be issued this week.

CABLE CONTRACT COMMITTEE:

In last month's update we reported that we had formed a committee to begin the process of renewing our current cable agreement that is up for renewal in December 2026. We also laid out our guiding principles and that we had begun the process to interview providers and cable consultants to help with the process.

Over the past month we have spent the bulk of our time interviewing various consultants to understand in a more detailed fashion the value that they could bring to the table. One of the key factors mentioned last month was that we are looking to upgrade the infrastructure we have to bring Grand Harbor into the future technologically speaking. To do that we would need to rewire the entire community for Fiber Optics. This would ensure better overall service from a cable and internet perspective and ensure we are on the cutting-edge vs dealing with the aging infrastructure we currently have and the issues that that causes with downtime and slow internet speeds. The Internet has become part of the fabric of our lives, so we have an obligation to ensure we provide the best service possible.

What we have learned is that when you want to move to fiber optics it brings a whole new set of issues into the equation. This would be a yearlong construction project that would need to be managed, on top of an extremely complicated 10-year agreement that would need to be signed to accomplish this. Consultants are basically former senior executives from the providers that know all the ins and outs of negotiating these large deals and they have the infrastructure and teams to manage the multiple facets of the project. Due diligence from 8-9 potential providers, analysis, surveying residents for their needs, choosing the best fit for the community, negotiation of the best deal possible, management of the construction process, overseeing the change management process with training and communication and handling issue resolution for the life of the agreement. Many of these tasks are beyond the scope of our all-volunteer GHCA board so we look to hire competent help to guide us through this process. We plan to decide on a consultant very shortly and begin the due diligence phase as soon as possible.

A R CHOICE MANAGEMENT REPORT:

Main Fountain: The filter system that is on backorder is waiting to go into production. These filters are rarely sold, so this process is taking more time than expected.

Guardrails: The lumber has been received, and we will begin repairs shortly.

Sidewalks: In six to eight weeks from now we will be performing remediation work to the sidewalks in Grand Harbor. Precision Sidewalk Safety will be grinding sidewalks to prevent trip hazards. Any other sidewalk areas that are beyond repair will be replaced as needed.

Memorial Benches: The new benches are on order, and we will begin replacements once received.

TREASURER'S REPORT:

GHCA's Federal Tax return has been filed with \$0 in taxes owed.

The financial audit of GHCA's books for 2024 has been completed by our independent auditor. It was reviewed and approved by the Board at the meeting 4/22/2025. The Offutt Barton Schlitt audit is posted on the GHCA website.

March income was slightly better than budgeted while total expenditures were worse than budgeted by \$13,700 in total. The Security line item exceeded budget by \$23,200. This is due to the billing cycle of the primary vendor, St. Moritz. They bill their services every 2 weeks. There were 3 billing dates in March rather than 2 which is typical. Each month's budget is 1/12th of the total, so this cycle issue will be rectified in future months. General Maintenance was also more than budgeted by \$14,500 primarily due to guardrail replacement work. \$19,400 in litigation expense also contributed to the overage. The landscaping budget line came in under plan by \$36,200 as major items, like Oak Tree and Mangrove trimming for this cycle, were completed in February.

Account Balances as of March 31, 2025:

Operation Cash	\$ 228,987
Road Reserve (including CDs)	\$ 508,664
Deferred Maintenance Fund	\$ 190,384
Loans Outstanding	\$2,636,027
Loan Balance Available	\$ 230,000
Credit Line Available	\$ 500,000

FINAL NOTE:

I have been reminded that this is the mating season for alligators. If you see an alligator that is larger than 4 feet in length, please call (866) 392-4286 Florida Fish & Wildlife Conservation Commission to report it.

Of course, alligators are a good reason to not let your dog off leash. I would remind everyone that our Declarations specifically require all residents and guests in the community to keep their dogs always leashed, no matter how well behaved a dog might be. If your dog needs some off leash time, please consider using a dog park.

Like many of you, we will be heading north in a couple of weeks. Happy and safe travels to the cooler destination. For those of you spending the summer here in Grand Harbor and Oak Harbor, may the rain showers come (overnight, of course!) and replenish our ponds with much needed water.

Mike Clarke
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