

PRESIDENT'S REPORT:

We had a long and busy Board meeting in February. Spencer Joyner gave a comprehensive explanation of the necessity for the remediation of our ponds and flushing channels in the estuary. After months of evaluating the situation, reviewing the results of the demonstration project on ponds 17 & 18 and considering various alternative funding sources, Spencer and the committee have provided a comprehensive plan to go forward. For more details, please review the highlighted documents in the Infrastructure Committee report on our website www.ghca.online.

Among the other issues discussed at our meeting were the ratification of a change in our landscaping contractor. Yard Nique (Creative & AA Irrigation) will be replaced by Evergreen Outdoors effective April 1st.

The Modifications Committee will be establishing a policy regarding our requirement for propane tanks used for emergency generator use to be buried underground as a result of a change in the Florida statutes. That change requires HOA's to accommodate hurricane damage mitigation *"Notwithstanding any other provision in the governing documents of the association, the board or any architectural, construction improvement, or other such similar committee may not deny an application for the installation, enhancement, or replacement of hurricane protection by a parcel owner which 40 conforms to the specifications adopted by the board or committee. The board or committee may require a parcel owner to adhere to an existing unified building scheme regarding the external appearance of the structure or other improvement on the parcel."*

The sidewalk where paving bricks have been used along Via Marabella needs attention. AR Choice will ask for a proposal to remove the pavers, cut interfering tree roots, prepare the surface and reinstall the pavers. This would be done off-season in sections to minimize the disruption.

Also, the speed bump at the 45th Street exit in Oak Harbor will be removed. In it's place, we will install a rubber speed hump in the area where the original triple rumble strips were.

INFRASTRUCTURE COMMITTEE REPORT:

Pond and Estuary Restoration:

At the GHCA board meeting on 2/25/25, a presentation was given updating pond and restoration plans for 2025 and a review of work completed on ponds in 2024. The presentation [GHCA Pond and Estuary Team](#) and a FAQ paper on the project [Pond-and-Estuary-FAQ-2_25_25.pdf](#) are now available on the GHCA website. We encourage all residents to review the information in these postings to understand why we need to do this project, what the project entails, and how it will be funded.

For 2025, we expect our contractor to begin work in early May on the "wing" sections of the large pond near the main fountain. Next to be restored is the small pond to the south of Harmony and next to River 8 tee box, and finally the long narrow pond to the north of the Grand Harbor main entrance road and along River 7.

A R CHOICE MANAGEMENT REPORT:

Main Fountain: Work is still ongoing to replace the spray nozzles for the fountain. We have recently ordered new sand filters for the filtration system. These are very large filters and will make a big improvement in the appearance of the fountain water.

Guardrails: Replacement Lumber has been ordered to make the repairs to the guardrails on South Harbor Drive between St. Andrews Island and River Village. This is custom size and requires it to be milled for us. This is a 5 – 6-week process.

Guard Shacks: Both the Oak Harbor Guard Shack and the Main Guard Shack have received new flooring.

Landscape Maintenance: If you recently attended the GHCA Board Meeting you are aware that we have made a change in Landscape Maintenance, Irrigation and Pest Control and Fertilization Contractors. We have recognized a decline in the maintenance of our common grounds within the GHCA and felt it was necessary to make a change. Please join me in welcoming Evergreen Outdoors. Most of you will remember JJ Frank. He is a partner in this new company. JJ has 33 years under his belt working right here in Grand Harbor. Not only are we looking forward to a smooth transition, but major improvements. JJ is anxious to get back here and take care of his home! After all, he has been here just for about as long as anybody I can think of.

TREASURER'S REPORT:

At a high level, the January spending exceeded plan by \$413,000. However, as you may recall, last year's two major pond projects were not completed until December. This resulted in \$375,000 for December invoices being paid in January 2025. On the positive side, it also resulted in borrowing against the loan being deferred, resulting in interest savings.

Some other, smaller variances to plan include mangrove trimming expense exceeded the monthly budget allocation by \$12,440. This is due to the budget being spread evenly throughout the year and the spending being concentrated during the three times they are trimmed. For a similar reason the tree trimming costs in January exceed the budget, as all the trees along the roadways were trimmed and paid for last month. (\$13,800 over the monthly plan). The third line item to be over budget in January was Repairs and General Maintenance. The walls and decorative treatments around the main entry gate were replaced or refurbished and painted. Additionally, one of the guardrails along E. Harbor Village Dr. was replaced. These items resulted in a plan overage of \$22,000, exceeding the \$8,200 monthly budget for this line.

We met with the auditor from Offutt Barton Schlitt to review the financials for 2024. They indicate that they are moving along rapidly with the audit and have found nothing of concern at this point. We would expect the audit to be completed within the next month or so.

As of the end of February, GHCA loans outstanding are as follows:

	<u>Current Balance</u>	<u>Available Balance</u>
\$2 million Loan for Bridge Replacement	\$1,880,895.50	\$ 0
\$1 million Loan for Reclaimed Water Pond	\$ 770,000	\$230,000
\$500k Line of Credit	\$ 0	\$500,000

Current assets in our operating fund as January closed were \$245,000. The road reserve fund has a balance of \$502,000.

SECURITY COMMITTEE REPORT:

GHO Homes will soon be adding new entry and exit gates on the western side of the Reserve neighborhood, which is expected to occur in the next few months. GHO has ordered gate operating and security equipment to match equipment installed at the other gates. This includes bar code scanners, a QR code scanner and intercom to reach security when needed.

With the uptick in the number of homes now for sale in Grand Harbor than we have experienced the past few years, several realtors have inquired about holding open houses. The current policy of GHCA is that advertising open houses (signs, balloons, etc.) on site is not permitted in Grand Harbor and that realtors must pre-register potential buyers with security in order for them to gain access to view properties. In order to make that as easy as possible, all realtors are issued access codes to the call authorization system so that they can easily pre-register buyers and easily get through security.

REMINDERS:

Please remember you CANNOT make guest reservations by calling the main security number. 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 Reservations	- 772-758-5484 (use pin # and follow instructions)
Bar Code Stickers (main office)	- barcodes@grandharbor.com or 772-217-3000
Reporting Incidents	- 772-567-3614 (Main Guardhouse)

Also please remember:

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.

Remember the gate arms reset immediately when a vehicle passes through. Do not let vehicles "piggy back" 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, uhaul trucks, etc overnight anywhere within Grand Harbor overnight 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.

Please note that vehicles are only to be parked in driveways or marked visitor parking areas. Vehicles that are parked in the street risk being towed.

The Oak Harbor exit at the main entry to Indian River Boulevard is 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.

LEGAL/LITIGATION:

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

We have reviewed the updated bylaws. We propose to change the timing of the Annual Meeting from before the end of the year to sometime between mid-February and the end of March after the fiscal year end. This would change the timing of the election cycle to a period when many more seasonal residents are back in Florida for the season. We would also have actual financial results for the entire year for review. The Budget would continue to be prepared and approved by the Board at least 45 days before the end of the fiscal year.

FINAL NOTE:

As I have mentioned many times, safety in our community is a priority. Please obey the speed limit signs within our community. The shared use of our roads by golf carts, maintenance vehicles, bicycles, and even walkers with vehicles makes speeding an issue. In addition, please pay attention to stop signs, yield signs and one-way signs/arrows. The other day, I was behind a vehicle that stopped at the entrance to the circle at Harbor Village Drive, then cut the corner to the left instead of going around the circle. This is a particularly dangerous and needless move. We have just added a new set of arrows on the pavement to remind drivers that this is a rotary with four roads converging. Please enter to the right around the circle. Let's make sure we get through our peak season without any incidents or accidents.

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