

PRESIDENT'S REPORT:

Voting on the proposed restated and amended GHCA bylaws is continuing. As of May 15th, 17 HOA presidents have submitted their consent forms. Our goal is to get approval for the rewritten bylaws by the end of the summer so that the change in the timing of the election process and Annual Meeting will be in effect for this coming year. We need approval from 75% of our owners to record the restated bylaws. We encourage all HOA Presidents to submit their approval as soon as possible.

As reported at our last meeting, the defendant in our litigation made a motion for dismissal or summary judgement of our amended complaint which is based on the Appeals Court's decision. The Trial Court had a hearing on May 6th with both sides making their cases. The Judge did not rule and asked for both parties to submit a draft of a reasoned opinion to the Court. These drafts were submitted on May 16th. The next event we expect will be the Court's ruling on the Developer's motion.

The Board approved two expenditures of \$50,000 for a consultant to provide the expertise needed for acquiring the necessary permits to begin the estuary restoration work that we are planning to begin in 2026 and \$15,000 for a pavement management study of all the roadways in our community. This latter study will provide information to GHCA regarding all the common roads it is responsible for as well as the roads that are specific to individual HOAs.

Over the summer, we will suspend our monthly meetings. If needed, we would convene a meeting with proper notice. The next meeting scheduled will be on Tuesday, September 30th at 3PM.

A R CHOICE MANAGEMENT REPORT:

Main Fountain: The filters have finally come in and we will begin installation shortly. The Fountain is shut down now for the dredging project nearby, so it happens to be a good time for these repairs.

Guardrails: Repairs are underway.

Sidewalks: Precision Sidewalk Safety should be on site by the week ending June 6th to begin sidewalk repairs. Where sidewalk replacement is necessary, that work will begin shortly as well.

Memorial Benches: The new benches are now in, and installation is underway.

INFRASTRUCTURE COMMITTEE REPORT:

Ponds: Restoration work on the large pond in front of the main fountain began on May 9th and work is progressing on schedule. We had expected a permit from the county to be issued for hauling excess dredged material offsite by now. We've been told it will be another week or two. Expect piles of dirt along the shoreline by the fountain until the permit is released. Traffic rerouting around the fountain area on Wednesdays is now expected to start in mid-June. Notice of road closures will be sent out in advance.

Estuary: An RFP has been issued to assist in obtaining permits from the FDEP and USACE, and to develop a work plan for restoration of our estuary. Selection of a contractor is expected towards the end of June. \$50,000 has been approved to engage a contractor for the first phase of the project.

Roads: An assessment of all roads and parking areas in our community including Oak Harbor, Grand Harbor, both clubs and all POAs and HOAs has been approved for \$15,000. The assessment will score the condition of pavement with recommendations for treatments to extend the life of our roads. Having a condition assessment will assist in establishing appropriate financial reserves for maintaining our roads.

SECURITY COMMITTEE REPORT:

The security committee has been looking into some options to improve visitor access for all the unmanned access gates, inclusive of the new gate to be installed for the western section of The Reserve neighborhood. ABDI, the company that provides our operating software and the website and APP we currently use for visitor access, have been purchased by Envera Systems. As a result, we have been discussing gate access system alternatives with Envera to see how we can better utilize the ABDI platform and to make visitor access simpler while improving secure access. One of the options being studied is a virtual guard which employs a video screen with contact to a live person off-site to interact with a visitor much the same as a live guard. We are evaluating the costs and feasibility of this for all of the unmanned gates.

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. Only GHO contractors and other authorized personnel are permitted entry through the construction access point.

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 inappropriate traffic in The Reserve neighborhood as well as a breach of our gate security.

To deal with this issue, GHO is paying to have a security guard stationed along Grand Harbor Reserve Square at the point where the construction area ends and the older existing homes start. The guard will stop all traffic trying to travel from the construction area into the rest of Grand Harbor. Vehicles will be denied entry beyond this point and will need to turn around and enter the community through the security gate. This applies to residents of The Reserve neighborhood as well. We ask that all Grand Harbor residents, including Reserve residents, visitors and contractors enter Grand Harbor on the north end near 53rd street only use the gate at Via Marbella Boulevard or the main gate.

Also please be advised that GHO Homes has started the construction of the entrance to the western side of the Reserve Neighborhood. This new entrance will be located directly across Indian River Boulevard from the existing entry/exit for Via Marbella Boulevard. The work will take approximately 3 – 4 weeks. As part of this work, the gates to the existing construction entrance on the northerly extension of Indian River Boulevard will be relocated further to the north. Please remember that this is a construction entrance only and is to be used only for construction vehicles and potential clients looking to buy homes in The Reserve. Additionally, GHO will be blocking off the western-most lane of the south-bound side of the Indian River Boulevard Extension, near the new entry to the western side of the Reserve while the new entry is constructed. Please exercise caution when exiting Grand Harbor through the Via Marbella Boulevard gate as there will be considerable construction activity there.

CABLE CONTRACT COMMITTEE:

The committee has chosen a consultant to help manage the complexities of a new contract for cable TV and internet services for the community. Included in the consulting agreement will be determining the needs of the community, the availability of new technology, the selection of the correct provider, the terms of the service agreement and the implementation of selected provider services. The process will begin shortly.

TREASURER'S REPORT:

Revenues for the month of April came in slightly ahead of plan by \$2,900. Year-to-date revenue is ahead of the budget of \$7,900. Operating expenses for the month exceeded revenue by \$16,600. Year to date expenses exceed income by \$42,900 or 2.9%. Projections for spending the rest of the year suggest that this deficit will rectify itself, as many of the operating expenses are somewhat front-end loaded, compared to budget.

In April the primary item that was over budget was tree and plant pruning and replacement, \$33,900. This is due to the Board approved replacement of plantings along Indian River Blvd. that were dying or dead. Irrigation repairs and lawn care were slightly over budget by \$5,100 and \$6,000, respectively. These were partially offset by \$16,700 on the mangrove trimming account and overall maintenance and repairs lines \$8,700. Year to date, as mentioned above we are over budget 2.9%. The major categories contributing to this are Security, \$25,000, Landscape Maintenance, \$10,200, and General Repairs and Maintenance, \$11,500.

As is quite evident when you drive past the fountain, the pond restoration project has ramped up for the summer. We spent \$153,000 in April from our Deferred Maintenance account. In May, we have drawn the final \$230,000 from our Deferred Maintenance Loan, (\$1,000,000) which will cover these expenses for the early part of the summer.

Account Balances as of April 30, 2025, are:

Operating Cash	\$ 207,760.37
Road Reserve (including CDs)	\$ 513,018.26
Differed Maintenance Fund	\$ 98,765.27
Loans Outstanding	\$2,628,911.21

FINAL NOTE:

Alan Romano, President of AR Choice has announced his official retirement from the company. His daughter, Melissa Mallory will succeed him. All of us at GHCA wish him a long and healthy retirement and thank him for his exceptional diligence and responsiveness to all of the complexities of the Grand Harbor/Oak Harbor community.

Unless there are any significant developments, we will not be publishing a newsletter during the summer. Enjoy the summer season wherever you are and stay safe.

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