



**Community
Development District**

December 9, 2021

**Workshop Meeting
Agenda**



OFFICE OF THE DISTRICT MANAGER
250 International Parkway, Suite 280 • Lake Mary, Florida 32746
Phone: (321) 263-0132

December 2, 2021

ATTENDEES:

Meetings/Workshops are now held in person. During public comments, please state your name and address.

Residents have the option of calling in via Zoom with the call-in information below.

Call-in Number: +1 (929) 205-6099

Meeting ID: 81783318081#

Passcode: 228803#

Link: <https://us06web.zoom.us/j/81783318081?pwd=THp3RXhtVldiTWlvRDlXU2NjNzZzZ09>

Board of Supervisors
Grand Haven Community Development District

Dear Board Members:

The Board of Supervisors of the Grand Haven Community Development District will hold a Workshop Meeting on Thursday, December 9, 2021, at 9:00 a.m., in the Grand Haven Room, at the Grand Haven Village Center, located at 2001 Waterside Parkway, Palm Coast, Florida 32137.

- I. Call to Order/ Roll Call**
- II. Pledge of Allegiance**
- III. Audience Comments – (limited to 3 minutes per individual)**
- IV. Discussion Items**

A. Continued Discussion – Long Term Capital Planning

Exhibit 1

➤ Board Input

V. Next Meeting Quorum Check: Workshop January 6, 9:00 AM

John Polizzi	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Dr. Merrill Stass-Isern	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Kevin Foley	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Michael Flanagan	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Chip Howden	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO



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VI. Supervisor's Requests

VII. Action Items Review

VIII. Adjournment

Should you have any questions regarding the agenda, please email me at hmac@vestapropertyservices.com

Sincerely,

A handwritten signature in blue ink, appearing to read "H. McGaffney", is enclosed in a rectangular box.

Howard McGaffney
District Manager

EXHIBIT 1

Project #	Project Name	Supervisor	Project Description	Policy	CIP	Priority					Completion Year	Next Steps
						K	C	Dr.	M	J		
1	Pedestrian and Vehicle Safety.	KF, CH, Dr. M	Install pedestrian/bicycle intersection-crossing safety measures starting with the VC and Creekside but moving to other crossing areas as well along Waterside and other crossing areas. Develop and implement a vehicle speed management strategy to better enforce our speed limits and promote slowdowns at major intersections and crosswalk areas. Sheriff Department update to provide information the Board can consider in the efforts towards vehicular, bicycle and pedestrian safety concerns. Discuss changes to Rules for pedestrians and cyclists in the Communities Policies.	P	CIP	H	H	H	H	H		
2	Website	KF, JP, MF, Dr. M	Information will not only include CDD, MA and amenity descriptions with pictures but also links to the amenity management site, city/county sites that contain information about transportation, beaches, health care, historic attractions, public parks and recreation opportunities to mention a few. ADA requirements, vs. needs of the District and Residents.		CIP	H	L	M	L	H		
3	Planned/Preventative Maintenance Program/Project Tracker	KF, JP, MF, Dr. M	Implement a program that is updated weekly on the website by mgmt. It will show project description, estimated cost, if needed, progress to completion, using red, yellow and green coding. This will be used for large projects such as paving and new parking lots as well as scheduled maintenance for things like mailboxes, streetlights and landscaping by village		CIP	M	H	M	H	M		
4	Dog Park	JP, MF, Dr. M	Improve the Dog Park or build one in the main Grand haven subdivision. The facility gets used somewhat regularly without our promoting it or investing in making it more attractive. Make dog park a place where residents want to take their pets.		CIP	H	M	M	M	M		
5	Outdoor Walking/Bicycling Paths	JP, MF, KF	A comprehensive Trails Plan to expand the use and attractiveness of the natural beauty of Wild Oaks. Use the existing Trails as a foundation for incorporating other outdoor venues into a nature trail for Residents and their families. Expand viewing areas with benches, create an integrated viewing site with appropriate distancing for the Eagles, a picnic area with shade overlooking one of the many ponds, open up more viewing across the Ditch 10 Lake, etc. Trail Improvement and expansion if possible. Open more views of the Intercoastal, within appropriate limits. Additional Benches and sitting areas along some of the paths other than the Esplanade. Identify areas of trail expansion and new trails in the main Grand Haven subdivision and the Crossings. Riding on Waterside and on the sidewalk is dangerous. Could an additional path be created along Waterside for bikes?		CIP	M	L	L	M	L		
6	Stormwater System-Management	KF, Dr. M. CH	Have management work with Solitude to update/enhance/expand pond management to include suggested strategies for pond bank planting, continued weed and algae work, midge fly treatment and potential need for dredging. Partner with Experts in the industry to effectively manage the ponds (UF, Solitude, other entities). Get expert consultation on the wetlands and the stormwater system to determine if the drainage of water from rain/storms is adequately working.		CIP	H	M	H	H	H		
7		CH, Dr. M	Complete comprehensive evaluation on pond bank erosion and pond sediment to determine longer term maintenance needs		CIP	H	M	H	M	H		
8		Dr. M	Continue to focus on Road Resurfacing so that all Roads have been resurfaced according to the DE's plan		CIP	H	H	H	L	H		
9	Infrastructure	Board	Grand Haven Road Ownership, Public/Private Use	P	CIP	M	M	L	H	L		
10		MF	Underground infrastructure Inspection (water, sewer, stormwater, irrigation, lighting etc.).	P	CIP	H	M	H	H	L		
11	Tree Management	CH, Dr. M	District's final written recommendation for oak tree management based on updated research provided by mgmt., horticulture consultant, academic experts and commercial experts showing alternative strategies and our final recommendation. The report will be held on our website. Address dead trees in conservation/protected areas, for aesthetics. Can the District remove dead trees or not from conservation/protected areas.	P	CIP	H	L	M	M	M		
12		JP	Evaluate future community facility and physical community property needs:			M	H		L	M		
13		JP	Add launch for kayaks, canoes, paddle boards to intercoastal dock area.	P	CIP	L	M	L	L	L		
14		JP	Rework the floor layout for the rest of the Creekside facility to determine potential for an additional office space. This facility could be a target for Indoor expansion since we have a Croquet field expansion in play.		CIP	M	H	L	L	H		
15		JP	Wild Oaks: we have open space that has limited use today. (1) Remove the Basketball Court due to limited use at best. We have a better court at the Village Center with more parking and access.		CIP	L	L	L	L	L		
16		JP	Incorporate the buildable land in the center area into the Wild Oaks open space planning. Although there are constraints due to the Eagle Nesting, we don't know what we can use for recreational, or facilities use.		CIP	L	M	L	M	L		
17	Additional Space/Amenities	MF, Dr. M, KF	Tiki Bar as the un-Café – using this facility for “fun events and an entertainment venue”. Additionally, another rental facility to Residents for their get togethers. Repurpose Tiki hut into a multipurpose room or sports bar.		CIP	H	M	H	H	M		
18		MF, Dr. M	Practice Croquet area re-use plan and targeting for Resident activities. This area potentially can be the platform for a Fitness Center Expansion should we identify a need for more equipment and workout space. The croquet area may be ideal as a small park with picnic table and shade trees. The area has easy access to the Café, other amenities, and is next to the military memorial which could be incorporated thru natural paths. Solicit survey from Residents on the best use of the practice court.		CIP	M	H	H	M	M		
19		CH	Creekside Facility: Rework this location to add Meeting and Office space. An immediate space pickup would be consolidating the Fitness rooms into the Village Center Fitness Room. The new equipment at the Village Center provides more space in that facility for equipment in the future. The room is brighter, more spacious, and presents better to potential residents. A side benefit it will reduce some maintenance costs.		CIP	M	H	M	L	H		
20		CH	Village Center: The next parking area target needs to be the south parking lot expansion. Considering the growth in Pickleball courts and the subsequent increase in usage, we will be facing a continuing parking space challenge at our primary facility.		CIP	M	L	L	L	M		
21	Acquisition of perimeter fence	JP, Dr. M, KF	Consider taking ownership of the perimeter fence and buffer land for security and noise abatement. Could consider just taking responsibility and right to maintain/replace the fence and area			L	M	L	L	L		
22		DM	FY2023, Budget \$35,000 for Survey and add to CIP in order to move forward with any discussion related to the fence/wall		CIP	L	M	M	L	L		
23		KF, Dr. M, JP, CH	Café Expansion: this needs to be assessed from a starting point of expanded hours since we are not fully utilizing the hours available, such as weekends and more special events. A plan should look at Kitchen Expansion or Improvements versus dining area to start. Conduct a realistic look at food production and kitchen size will help guide us for kitchen expansion and renovation. Outside seating should continue and expand as needed. Final board approved plan and implementation for renovation and possible expansion of the café and kitchen based on expert advice and mgmt input. Expert advice would come from an architect well informed about GH		CIP	H	M	H	M	M		
24	Staffing Levels	KF	Evaluate current operational needs, future needs, and staffing levels. Assistant Operations Manager/Project Manager	P	CIP	H	H	H	L	H		
25	Security/Guards	OPS	Add Roving Guards	P	CIP	M	L	H	L	L		
26	Technology	Board	Upgrade Gates to include cellular communications. Upgrade gates to new communication lines and technology.		CIP	M	L	H	H	M		

H High
M Medium
L Low

10/07 Meeting:

What items have costs associated with them, but are more or less related to the General Fund/Regular O&M?

Integrated Community Profile: a comprehensive integrated view of our Grand Haven Community incorporating all owned properties, land under SJRWMD control, and adjoined land like Grand Swamp next to Wild Oaks and open land around the Crossings identifying city and county parks and recreational sites that surround Grand Haven.

What items have costs associated with them, that the normal budget wouldn't cover, and should be a capital plan?

The Engineer-Annual Pond Bank Report/Evaluation, includes pond bank erosion, infrastructure review

Solitude-Annual Pond Report-Chemistry of Ponds and State of the Ponds

Operations Manager contact Solitude, provide questions from Supervisors, attend a meeting in the near future with presentation, recommendations and answers

Website-Longer discussion needed, focus, prioritize, needs and wants

Can pond banks be dredged? What determines the need?

Operations Manager-Updated Board on ongoing issues with gates and technology. Proposed the potential Roving Guards

Dr. M	Have Barry continue to send out eblasts on any project or problem that will affect the community
Dr. M	The new hire for the CDD that will have an office at the VC part of the job should be communication. She/he has to be in constant contact with Barry and Vanessa to answer questions the residents have
Dr. M	We as supervisors have to send a year end summary of what has been accomplished and the status of our budget to the community.
MF	Update procedures, add where Board decides best practices dictate, and publish for the community to have access to read.
MF	Produce and distribute the community a Grand Haven map which shows all roads, paths, and pedestrian gates.
MF	Complete and Implement comprehensive District Communications Plan
JP	Implement a tool on the web site for residents to input questions and needs where they can login to see when their input was viewed and when they will receive a response or action taken. Similar to what Southern States has.
KF	Final board recommended strategy of the development of parcel K based on expert and mgmt input. Expert input will be provided by consultants and real estate professionals that specialize in the needs of new retirees and knowledge of competing communities in Florida. Development of the site could be dependent on mgmt. needs/recommendations for air conditioned space