



**Community  
Development District**

**January 6, 2022**

**Workshop Meeting  
Agenda**



**OFFICE OF THE DISTRICT MANAGER**  
**250 International Parkway, Suite 208 • Lake Mary, Florida 32746**  
**Phone: (321) 263-0132 • Toll-free: (877) 276-0889**

December 30, 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: 7055714830#

Link:

<https://vestapropertyservices.zoom.us/j/7055714830?pwd=dUFTN091cjVHZzluYUN0blEwUUYYdz09>

**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, January 6, 2022, 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. Discussion of Long Term Planning

Exhibit 1

➤ Operations & Maintenance General Fund

➤ Capital Plan

Exhibit 2

**V. Next Meeting Quorum Check: January 20, 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](mailto:hmac@vestapropertyservices.com)

Sincerely,

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

Howard McGaffney  
District Manager

# EXHIBIT 1

**STATEMENT 1  
GRAND HAVEN CDD  
FY 2022 ADOPTED BUDGET GENERAL FUND O&M**

	FY 2019 ACTUAL	FY 2020 ACTUAL	FY 2021 ADOPTED	FY 2022 ADOPTED	Variance 2021-2022
<b>REVENUES</b>					
<b>Assessments Levied (net of allowable discounts):</b>					
Assessment Levy - General Fund	\$ 2,965,210	\$ 3,208,640	\$ 3,515,552	\$ 3,559,266	\$ 43,714
Assessment Levy - Infrastructure Reinvestment	758,938	1,052,928	798,487	-	(798,487)
Assessment Levy - Escalante Fund (Statement 2)			8,281	8,281	-
<b>Additional Revenues:</b>					
Reuse water	26,667	26,798	21,000	23,166	2,166
Gate & amenity guest	7,461	12,503	8,000	8,000	-
Tennis	3,930	1,993	3,000	500	(2,500)
Room rentals	2,000	1,150	2,000	500	(1,500)
Interest and miscellaneous	70,759	23,676	5,500	23,676	18,176
Amenity activity share	32,583	-	-	-	-
Insurance proceeds	28,382	-	-	-	-
Grant	-	9,500	-	-	-
State reimbursement - Hurricane	190,235	290,976	-	-	-
<b>TOTAL REVENUES</b>	<b>4,086,165</b>	<b>4,628,164</b>	<b>4,361,819</b>	<b>3,623,389</b>	<b>(738,430)</b>
<b>EXPENDITURES</b>					
<b>ADMINISTRATIVE</b>					
Supervisors - regular meetings	9,600	11,200	12,000	12,000	-
Supervisor - workshops	9,600	6,200	10,000	9,000	(1,000)
District Management Services					
District management	36,881	37,987	39,127	39,125	(2)
Administrative	9,816	10,110	10,413	10,400	(13)
Accounting	20,245	20,852	21,478	21,475	(3)
Assessment roll preparation	8,934	9,202	9,478	9,450	(28)
Disclosure report	2,000	-	-	-	-
Arbitrage rebate calculation	750	750	-	-	-
Office supplies	834	646	500	1,000	500
Postage	3,410	1,685	3,000	3,000	-
Trustee	4,771	-	-	-	-
Audit	11,300	11,300	11,300	11,300	-
Legal - general counsel	88,286	116,262	92,000	103,000	11,000
Engineering	12,602	13,165	30,000	30,000	-
Legal advertising	6,387	3,528	3,500	5,200	1,700
Bank fees	1,498	1,438	1,500	1,500	-
Dues & licenses	175	175	175	175	-
Property taxes	2,156	-	3,000	2,400	(600)
Tax collector	52,914	85,096	90,048	-	(90,048)
Contingencies	2,643	1,819	-	500	500
<b>TOTAL ADMINISTRATIVE</b>	<b>284,802</b>	<b>331,415</b>	<b>337,519</b>	<b>259,525</b>	<b>(77,994)</b>

3,550,921

(738,430) 3,623,389 -

	2023	2024	2025	2026	2027
	\$ 12,000	\$ 12,000	\$ 12,000	\$ 12,000	\$ 12,000
	\$ 9,000	\$ 9,000	\$ 9,000	\$ 9,000	\$ 9,000
	\$ 40,299	\$ 41,508	\$ 42,753	\$ 44,036	\$ 45,357
	\$ 10,712	\$ 11,033	\$ 11,364	\$ 11,705	\$ 12,056
	\$ 22,119	\$ 22,783	\$ 23,466	\$ 24,170	\$ 24,895
	\$ 9,734	\$ 10,026	\$ 10,326	\$ 10,636	\$ 10,955
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ 1,050	\$ 1,103	\$ 1,158	\$ 1,216	\$ 1,276
	\$ 3,150	\$ 3,308	\$ 3,473	\$ 3,647	\$ 3,829
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ 11,865	\$ 12,458	\$ 13,081	\$ 13,735	\$ 14,422
	\$ 108,150	\$ 113,558	\$ 119,235	\$ 125,197	\$ 131,457
	\$ 31,500	\$ 33,075	\$ 34,729	\$ 36,465	\$ 38,288
	\$ 5,460	\$ 5,733	\$ 6,020	\$ 6,321	\$ 6,637
	\$ 1,575	\$ 1,654	\$ 1,736	\$ 1,823	\$ 1,914
	\$ 184	\$ 193	\$ 203	\$ 213	\$ 223
	\$ 2,520	\$ 2,646	\$ 2,778	\$ 2,917	\$ 3,063
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ 525	\$ 551	\$ 579	\$ 608	\$ 626
	\$ 269,842	\$ 280,627	\$ 291,901	\$ 303,688	\$ 316,000

\$ 59,304.20

15178.76

(77,994)

<b>INFORMATION AND TECHNOLOGY</b>					
IT support	19,877	20,621	18,000	26,670	8,670
Village Center and Creeskode telephone & fax	4,313	4,435	10,000	6,546	(3,454)
Cable/internet-village center/creeskode	14,356	14,800	14,500	9,782	(4,718)
Wi-Fi for gates				4,894	
Landlines/hot spots for gates and cameras				26,400	
Cell phones				7,282	
Website hosting & development	705	705	1,800	1,515	(285)
ADA website compliance	139	199	210	210	-
Communications: e-blast	459	459	500	500	-
<b>TOTAL INFORMATION AND TECHNOLOGY</b>	<b>39,849</b>	<b>41,219</b>	<b>45,010</b>	<b>83,799</b>	<b>213</b>
<b>INSURANCE</b>					
Insurance: general liability & public officials	10,227	10,482	11,896	11,935	39
Insurance: property	58,904	60,463	65,117	76,435	11,318
Insurance: auto general liability	920	1,800	2,000	3,153	1,153
Flood insurance	3,000	3,100	4,700	3,600	(1,100)
<b>TOTAL INSURANCE</b>	<b>73,051</b>	<b>75,845</b>	<b>83,713</b>	<b>95,123</b>	<b>11,410</b>
<b>UTILITIES</b>					
Electric					
Electric services - #12316, 85596, 65378	5,138	5,147	4,300	5,200	900
Electric- Village Center - #18308	31,015	22,689	31,500	31,500	-
Electric - Creekside - #87064, 70333	21,333	17,919	21,500	21,500	-
Street lights <sup>1</sup>	20,289	20,320	20,000	20,000	-
Propane - spas/café	39,225	25,135	38,750	40,600	1,850
Garbage - amenity facilities	10,460	12,323	11,000	15,200	4,200
Water/sewer					
Water services <sup>2</sup>	122,640	132,639	98,750	115,000	16,250
Water - Village Center - #324043-44997	11,005	12,301	13,500	13,500	-
Water - Creekside - #324043-45080	6,986	6,285	10,000	7,300	(2,700)
Pump house shared facility	34,788	39,219	15,500	15,500	-
<b>TOTAL UTILITIES</b>	<b>302,879</b>	<b>293,977</b>	<b>264,800</b>	<b>285,300</b>	<b>20,500</b>

2023	2024	2025	2026	2027
\$ 28,004	\$ 29,404	\$ 30,874	\$ 32,418	\$ 34,038
\$ 6,873	\$ 7,217	\$ 7,578	\$ 7,957	\$ 8,355
\$ 10,271	\$ 10,785	\$ 11,324	\$ 11,890	\$ 12,485
\$ 5,139	\$ 5,396	\$ 5,665	\$ 5,949	\$ 6,246
\$ 27,720	\$ 29,106	\$ 30,561	\$ 32,089	\$ 33,694
\$ 7,646	\$ 8,028	\$ 8,430	\$ 8,851	\$ 9,294
\$ 1,591	\$ 1,670	\$ 1,754	\$ 1,841	\$ 1,934
\$ 221	\$ 232	\$ 243	\$ 255	\$ 268
\$ 525	\$ 551	\$ 579	\$ 608	\$ 638
\$ 87,989	\$ 92,388	\$ 97,008	\$ 101,858	\$ 106,951

2023	2024	2025	2026	2027
\$ 12,532	\$ 13,158	\$ 13,816	\$ 14,507	\$ 15,232
\$ 84,079	\$ 92,486	\$ 101,735	\$ 111,908	\$ 123,099
\$ 3,311	\$ 3,476	\$ 3,650	\$ 3,832	\$ 4,024
\$ 4,140	\$ 4,761	\$ 5,475	\$ 6,296	\$ 7,241
\$ 104,061	\$ 113,882	\$ 124,676	\$ 136,544	\$ 149,597

11,410

2023	2024	2025	2026	2027
\$ 5,980	\$ 6,458	\$ 6,975	\$ 7,533	\$ 8,136
\$ 36,225	\$ 39,123	\$ 42,253	\$ 45,633	\$ 49,284
\$ 24,725	\$ 26,703	\$ 28,839	\$ 31,146	\$ 33,638
\$ 23,000	\$ 24,840	\$ 26,827	\$ 28,973	\$ 31,291
\$ 42,630	\$ 44,762	\$ 47,000	\$ 49,350	\$ 53,298
\$ 15,960	\$ 16,758	\$ 17,596	\$ 18,476	\$ 19,954
\$ 120,750	\$ 126,788	\$ 133,127	\$ 139,783	\$ 146,772
\$ 14,175	\$ 14,884	\$ 15,628	\$ 16,409	\$ 17,230
\$ 7,665	\$ 8,048	\$ 8,451	\$ 8,873	\$ 9,317
\$ 16,275	\$ 17,089	\$ 17,943	\$ 18,840	\$ 19,782
\$ 307,385	\$ 325,452	\$ 344,638	\$ 365,017	\$ 388,701

20,500

**FIELD OPERATIONS**

Stormwater system					
Aquatic contract	47,688	48,781	44,615	51,438	6,823
Aquatic contract: lake watch	3,996	3,122	4,076	4,076	-
Aquatic contract: aeration maintenance	-	-	4,000	4,000	-
Lake bank spraying	4,371	1,457	6,128	6,128	-
Stormwater system repairs & maintenance	-	-	15,000	15,000	-
Property maintenance					
Horticultural consultant	9,600	10,000	9,600	9,600	-
Landscape enhancement	19,376	147,541	112,220	-	(112,220)
Landscape repairs & replacement	58,502	17,695	20,000	20,000	-
Landscape maintenance contract services	530,841	548,503	574,328	585,814	11,486
Landscape maintenance: croquet	28,400	31,600	50,800	50,800	-
Tree maintenance (Oak tree pruning)	78,200	-	35,000	35,000	-
Optional flower rotation	-	17,550	20,000	20,000	-
Irrigation repairs & replacement	17,931	33,523	20,000	22,000	2,000
Roads & bridges repairs	-	-	15,000	15,000	-
Sidewalk repairs & replacement	28,203	47,671	20,000	-	(20,000)
Street light maintenance	1,824	2,447	15,000	15,000	-
Vehicle repairs & maintenance	1,038	1,551	5,000	5,000	-
Office supplies: field operations	18,687	17,642	12,000	14,000	2,000
Holiday lights	9,414	8,427	9,000	9,000	-
CERT operations	271	478	500	500	-
Community maintenance	145,926	110,674	110,000	98,040	(11,960)
Storm clean-up	16,972	5,584	20,000	26,000	6,000
Miscellaneous contingency	873	3,797	4,000	4,000	-
<b>TOTAL FIELD OPERATIONS</b>	<b>1,022,113</b>	<b>1,058,043</b>	<b>1,126,267</b>	<b>1,010,396</b>	<b>(115,871)</b>
<b>STAFF SUPPORT</b>					
Payroll	355,163	381,818	520,345	607,333	86,988
Merit pay/bonus	7,335	18,026	20,000	25,000	5,000
Payroll taxes	27,997	30,986	67,905	79,257	11,352
Health insurance	40,483	50,156	65,000	106,000	41,000
Insurance: workers' compensation	27,637	26,002	26,500	30,000	3,500
Payroll services	3,616	3,708	4,100	6,250	2,150
Mileage reimbursement	3,141	2,493	2,750	2,750	-
Vehicle Allowance	5,428	6,142	6,000	14,000	8,000
<b>TOTAL STAFF SUPPORT</b>	<b>470,800</b>	<b>519,331</b>	<b>712,600</b>	<b>870,590</b>	<b>157,990</b>

	2023	2024	2025	2026	2027
	\$ 54,010	\$ 56,710	\$ 59,546	\$ 62,523	\$ 65,649
	\$ 4,280	\$ 4,494	\$ 4,718	\$ 4,954	\$ 5,202
	\$ 4,200	\$ 4,410	\$ 4,631	\$ 4,862	\$ 5,105
	\$ 6,434	\$ 6,756	\$ 7,094	\$ 7,449	\$ 7,821
	\$ 15,750	\$ 16,538	\$ 17,364	\$ 18,233	\$ 19,144
	\$ 10,080	\$ 10,584	\$ 11,113	\$ 11,669	\$ 12,252
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ 21,000	\$ 22,050	\$ 23,153	\$ 24,310	\$ 25,526
	\$ 585,814	\$ 585,814	\$ 585,814	\$ 585,814	\$ 585,814
	\$ 53,340	\$ 56,007	\$ 58,807	\$ 61,748	\$ 64,835
	\$ 36,750	\$ 38,588	\$ 40,517	\$ 42,543	\$ 44,670
	\$ 21,000	\$ 22,050	\$ 23,153	\$ 24,310	\$ 25,526
	\$ 23,100	\$ 24,255	\$ 25,468	\$ 26,741	\$ 28,078
	\$ 15,750	\$ 16,538	\$ 17,364	\$ 18,233	\$ 19,144
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ 15,750	\$ 16,538	\$ 17,364	\$ 18,233	\$ 19,144
	\$ 5,250	\$ 5,513	\$ 5,788	\$ 6,078	\$ 6,381
	\$ 14,700	\$ 15,435	\$ 16,207	\$ 17,017	\$ 17,868
	\$ 9,450	\$ 9,923	\$ 10,419	\$ 10,940	\$ 11,487
	\$ 525	\$ 551	\$ 579	\$ 608	\$ 638
	\$ 102,942	\$ 108,089	\$ 113,494	\$ 119,168	\$ 125,127
	\$ 27,300	\$ 28,665	\$ 30,098	\$ 31,603	\$ 33,183
3368	\$ 4,200	\$ 4,410	\$ 4,631	\$ 4,862	\$ 5,105
(115,871)	\$ 1,031,625	\$ 1,053,916	\$ 1,077,321	\$ 1,101,896	\$ 1,127,700

	2023	2024	2025	2026	2027
	\$ 670,010	\$ 690,111	\$ 710,814	\$ 732,138	\$ 754,103
	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
	\$ 81,635	\$ 84,084	\$ 86,606	\$ 89,204	\$ 91,881
	\$ 116,600	\$ 128,260	\$ 141,086	\$ 155,195	\$ 170,714
	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000
	\$ 6,250	\$ 6,250	\$ 6,250	\$ 6,250	\$ 6,250
	\$ 14,000	\$ 10,000	\$ 8,000	\$ 8,000	\$ 8,000
	\$ -	\$ -	\$ -	\$ -	\$ -
157,990	\$ 943,495	\$ 973,704	\$ 1,007,756	\$ 1,045,788	\$ 1,085,947

**AMENITY OPERATIONS**

			552,000	592,786	
Amenity Management	539,020	516,762			40,786
A/C maintenance and service	50	2,235	3,750	3,900	150
Fitness equipment service	9,229	3,559	7,500	7,500	-
Music licensing	3,203	3,321	3,350	3,520	170
Pool/spa permits	875	875	875	875	-
Pool chemicals	14,174	14,332	13,176	15,500	2,324
Pest control	3,142	2,904	3,050	3,900	850
Amenity maintenance	107,499	147,527	110,000	110,000	-
Special events	7,723	3,282	10,000	10,000	-
<b>TOTAL AMENITY</b>	<b>684,915</b>	<b>694,797</b>	<b>703,701</b>	<b>747,981</b>	<b>44,280</b>
<b>SECURITY</b>					
Gate access control staffing	150,418	181,906	198,373	204,375	6,002
Additional guards	7,609	-	15,000	8,000	(7,000)
Guardhouse facility maintenance	7,776	13,348	21,000	16,000	(5,000)
Gate communication devices	19,579	21,735	20,000	21,000	1,000
Gate operating supplies	13,901	15,040	22,000	16,000	(6,000)
Fire & security system	2,949	3,940	3,350	5,300	1,950
<b>TOTAL SECURITY</b>	<b>202,232</b>	<b>235,969</b>	<b>279,723</b>	<b>270,675</b>	<b>(9,048)</b>
<b>INFRASTRUCTURE REINVESTMENT (SRF)</b>					
General infrastructure replacement/repair	612,432	693,405	1,027,702	-	(1,027,702)
<b>TOTAL INFRASTRUCTURE REINVESTMENT (SRF)</b>	<b>612,432</b>	<b>771,081</b>	<b>1,027,702</b>	<b>-</b>	<b>(1,027,702)</b>
<b>TOTAL EXPENDITURES</b>	<b>3,653,224</b>	<b>3,980,458</b>	<b>4,536,025</b>	<b>3,623,389</b>	<b>(996,435)</b>
<b>OTHER FINANCING SOURCES &amp; USES</b>					
Transfer of Fund Balance to Special Revenue Fund (SRF)	-	-	-	(1,721,111)	1,721,111
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>432,941</b>	<b>647,706</b>	<b>(174,206)</b>	<b>(1,721,111)</b>	<b>1,546,905</b>
<b>FUND BALANCE</b>					
Fund Balance - Beginning	2,901,672	3,372,051	3,327,233	3,728,739	401,506
Net Change in Fund Balance	470,379	608,240	(174,206)	(1,721,111)	(1,546,905)
Fund Balance - Ending	3,372,051	3,980,291	3,153,027	2,007,628	(1,145,399)
Analysis of Fund Balance:					
Committed: Disaster	500,000	690,235	981,211	750,000	(231,211)
Committed: Future Capital Improvements	-	-	940,000	-	(940,000)
Assigned: 3 Months Operating Capital	757,458	836,831	890,833	945,505	54,672
Unassigned	2,114,593	2,453,225	285,973	312,123	26,150
<b>TOTAL FUND BALANCE</b>	<b>3,372,051</b>	<b>3,980,291</b>	<b>3,098,017</b>	<b>2,007,628</b>	<b>(1,090,389)</b>

	2023	2024	2025	2026	2027
\$	610,570	628,887	647,753	667,186	687,201
\$	4,095	4,300	4,515	4,740	4,977
\$	7,875	8,269	8,682	9,116	9,572
\$	3,696	3,881	4,075	4,279	4,493
\$	919	965	1,013	1,064	1,117
\$	16,275	17,089	17,943	18,840	19,782
\$	4,095	4,300	4,515	4,740	4,977
\$	115,500	121,275	127,339	133,706	140,391
\$	10,500	11,025	11,576	12,155	12,763
44,280 \$	773,524	799,989	827,411	855,826	885,274

	2023	2024	2025	2026	2027
\$	214,594	225,323	236,590	248,419	260,840
\$	8,400	8,820	9,261	9,724	10,210
\$	16,800	17,640	18,522	19,448	20,421
\$	22,050	23,153	24,310	25,526	26,802
\$	16,800	17,640	18,522	19,448	20,421
\$	5,565	5,843	6,135	6,442	6,764
(9,048) \$	284,209	298,419	313,340	329,007	345,458

(1,027,702)

(912,636) \$ 3,802,130 \$ 3,938,378 \$ 4,084,052 \$ 4,239,625 \$ 4,405,628

(1,546,905)

401506

1491895

-231211

-940000

54672

26150

(1,090,389)



# EXHIBIT 2

Project #	Project Name	Supervisor	Project Description	Policy	CIP	Priority				Time frame: 1-3 yrs./4-5 yrs./6+ yrs.	Estimated Budget	Next Steps
						K	C	Dr.	M			
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		1 to 3	
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 cafe, 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	1 to 3	
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	1 to 3	
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	1 to 3	
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	4 to 5	
6	Stormwater System-Management	KF, Dr. M, CH	Have management work 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	1 to 3	
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	1 to 3	
8		MF	Underground infrastructure inspection (water, sewer, stormwater, irrigation, lighting etc.).	P	CIP	H	M	H	H	L	1 to 3	
9	Infrastructure	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	1 to 7	
10	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	1 to 3	
11	Additional Space/Amenities	JP	Evaluate future community facility and physical community property needs via hiring a professional consultant			M	H	L	L	M	1 to 3	
12		JP	Add launch for kayaks, canoes, paddle boards to intercoastal dock area.	P	CIP	L	M	L	L	L	4 to 5	
13		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	1 to 3	
14		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	4 to 5	
15		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	4 to 5	
16		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	1 to 3	
17		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	1 to 3	
18		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	1 to 3	
19		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	4 to 5	
20		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	6 to 10
21	DM		Budget funds 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	1 to 3	Board decided against the survey in 2022, budget in 2023. Cannot move forward with the permitter fence maintenance and ownership responsibility without the survey.
22		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	1 to 3	
23	Staffing Levels	KF	Evaluate current operational needs, future needs, and staffing levels. Assistant Operations Manager/Project Manager	P		H	H	H	L	H	1 to 3	If we add additional staffing, the only capital item that would apply would be additional equipment/trucks being purchased.

24	Technology	Board	Upgrade Gates to include cellular communications. Upgrade gates to new communication lines and technology.	CIP	M	L	H	H	M	1 to 3
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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