



**Community  
Development District**

**May 5, 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**

April 28, 2022

**ATTENDEES:**

**Meetings/Workshops are now held in person.**

Residents may view via Zoom using the information below:

Link:

<https://vestapropertyservices.zoom.us/j/7055714830?pwd=dUFTN091cjVHZzluYUN0blEwUUUydz09>

Meeting ID: 7055714830

District Website: <https://www.grandhavencdd.org/>

**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, May 5, 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. Presentation by Celera – Virtual CIO**
- IV. Discussion Items**
  - A. Discussion of Meeting Process** **Exhibit 1**
  - B. Discussion of Meeting & Workshop Start Times**
  - C. Discussion of Resident Survey (Continued)** **Exhibit 2**



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

**V. Next Meeting Quorum Check: May 19, 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

**VI. Action Items Review**

**VII. Adjournment**

Should you have any questions regarding the agenda, please email me at [hmac@vestapropertyservices.com](mailto:hmac@vestapropertyservices.com)

Sincerely,

Howard McGaffney  
District Manager

# EXHIBIT 1

Supervisor Stass-Isern Comments:

Several residents have requested an afternoon meeting to accommodate people who work.

If this is not favorable for everyone, I would be in favor of changing the start time back to 10 am.

Also in an effort to be more efficient we should limit our meeting times to 4 hours from start to finish. I would imagine that Vesta will start charging us additional per hour for anything over 4 hours-that is in our contract.

# EXHIBIT 2

# Long Term Capital Plan Survey Content Draft

## MEMORANDUM

**TO:** Grand Haven Community Development District  
Board of Supervisors

**FROM:** David C. McInnes, District Manager

**DATE:** May 2, 2022

**RE:** Long Term Capital Plan Survey Content Draft

---

Supervisor Polizzi's draft document is attached for your review and will be discussed during the May 5<sup>th</sup> workshop.

His original verbiage is shown in black. Integrated comments from other Supervisors are shown in blue.

# Long Term Capital Plan Survey Content Draft

## Focus Area: Demographics:

1. How many years have you been a resident:
  - a. 1-5 Years
  - b. 6-10 Years
  - c. 11-15 Years
  - d. Greater than 15 Years
2. Is Grand Haven your primary residence:
  - a. Yes
  - b. No
3. What is your age group: [No Vendor Requested Comments](#)
  - a. 18-40
  - b. 41-65
  - c. 66-80
  - d. Greater than 80
4. What type is your housing:
  - a. Condo
  - b. Stand Alone House
  - c. Townhome

1. [Do you have dependents under 18 \(17\) Living in Grand Haven? Y or N](#)
2. [Do you Rent or Own?](#)



# Long Term Capital Plan Survey Content Draft

## Amenities: Comments will include more space in actual survey)

1. Are you satisfied with the number and diversity of the Amenities in our community:
  - a. Yes
  - b. No
  - c. Comment:
2. What enhanced or new amenities would you like to see as a beneficial investment in our community, please list and estimate timeframe : ( need to add check boxes for timeframe)  
(Rewording option – What changes would you want to existing amenities or what new amenities should be added, please list)
  - a.
  - b.
  - c.
  - d.
  - e.
3. Are the reservation, access, and maintenance processes in place to provide resident use effective:  
(reword – Are the current reservation and administration processes providing residents effective access to all amenities?)
  - a. Yes
  - b. No
  - c. Comments  
(Additional Question – Are the maintenance and renovation processes permitting residents to effectively continue to use facilities?)
4. Does our community need to invest in a upgraded Dog Park:
  - a. Yes
  - b. No
  - c. Comments:

## Long Term Capital Plan Survey Content Draft

5. The Village Center Café is over 20 years old and in need of upgrading. Would you recommend:
  - a. Expansion based upon business volume(What does this really mean?)
  - b. A full remodel to update the equipment and facilities
  - c. Minimize investment to keep this service operational(explain further!)
6. Are you in favor of adding Parking spaces at both the Village Center and Creekside centers as use and access to amenities expands:
  - a. Yes
  - b. No
  - c. Preferred Location or both
7. Do you feel that the walking paths, sidewalks and trails, available in Grand Haven are adequate for residents exercise needs:
  - a. Yes
  - b. Expand Trail System
  - c. Comment

### Additional Questions suggested:

8. Do you feel that a separate path should be added where bicycles and other personal conveyances can be used?
  - a. Yes
  - b. No
  - c. Comments
9. Would you want the Board to sell off Parcel K if it is not built upon?
  - a. Yes
  - b. No
  - c. Comments

# Long Term Capital Plan Survey Content Draft

## Safety and Security

1. Do you believe that the speed limit on our street is effective for the safety of pedestrians, cyclists, and motorized vehicles? [Can the CDD change Speed Limits?](#)
  - a. Yes
  - b. No, some streets should have reduced speeds
  - c. No, all speed limits should be reduced
2. Are you satisfied that you can safely ride your bike [or walk](#) on our [community](#) streets:
  - a. Yes
  - b. No
  - c. Comments:
3. The Guard Service controls access to our community. Are you satisfied with the current [Coverage](#) ([S.L. Measurement should not be in the Survey service level](#)) [Levels](#) or do you believe that we need more coverage, enhanced resident access capabilities, off hours street patrols, or other enhanced features:
  - a. Yes, current [coverage service](#) is adequate for our community
  - b. No, coverage and technology improvements will [be a beneficial investment and add](#) value to the community
4. Our city continues to grow and there will be more activity on Colbert Lane from residential, commercial, and retail entities. Do you agree that we should take more control or ownership of the fencing and buffer area between Grand Haven and Colbert for access control, noise abatement and security purposes:
  - a. Yes, this should be explored in the future
  - b. No, current situation is adequate

### Additional Question:

5. [Would you feel safe if the capability to use cell phones to open gates was available?](#)
  - a. Yes
  - b. No
  - c. [Comments](#)

# Long Term Capital Plan Survey Content Draft

## Landscape and Facilities:

1. Overall are you satisfied with the landscape management, appearance, and maintenance in our community:
  - a. Yes
  - b. No, increase landscape enhancements on major roads
  - c. Comments:
2. Our annual flower beds are refreshed up to three times per year. Do you believe that this practice should be continued: [\(A request to delete\)](#)
  - a. Yes
  - b. No, cut back refresh to twice a year [\(Remove this option\)](#)
  - c. No, replace flowers with plants to save operating costs [\(Await Operations response\)](#)
3. Do you favor investing in accelerated maintenance to improve the overall condition and appearance of our facilities [\(including Street Signage, Street Lamps, Trails, Bridges, park areas, etc.\)](#) [\(rewording-are you willing to spend additional money to have more timely maintenance\)](#)
  - a. Yes, an increased investment would be beneficial
  - b. No
4. As our residents continue to suggest new activities for our facilities, do you support expanding our facilities to accommodate more clubs, meeting, workspaces:
  - a. Yes, with appropriate planning and justification
  - b. No,
5. The CDD and Amenities Staff have increased communications to the community over the last two years. Do you favor continued improvements in our ability to communicate with the residents through an interactive website to [potentially](#) expand information about ongoing projects, daily operational items, security issues, a CDD email box for interaction with the residents, etc.
  - a. Yes, [this would be a good investment and add value to our community.](#)
  - b. No
6. Currently, there are three email list that have residents contact information. Would you support including your email address in a central contact system for the community: [\(Question raised to ask considering difficulty, permissions, costs and maintenance?\)](#)
  - a. Yes
  - b. No

# Long Term Capital Plan Survey Content Draft

## Assessments and Community Finances

1. [\(Two requests to eliminate this question\)](#) Our assessments are driven by numerous factors some within our control and others market driven. The Boards attempts to keep the increases as consistent with market factors as possible and within the cost increases of labor and materials. The annual Budget Process is the vehicle to accomplish the next year's assessment.
  - a. Increase should be equal to or less than the Regional CPI and Materials Pricing Indices
  - b. Expense increase should be capped based upon other external factors.
  - c. Expenses should be estimated based upon the residents expectations for maintaining the community's assets.[\(Option too vague\)](#)
2. One method to assist in managing our assessment increase if through funding our major projects by securing bonds([alt. borrowing long term money](#)), to cover cost like the Road Repaving, Bathroom remodeling, Café Remodeling, Facilities expansion, curb and gutter repairs, etc. This approach, [while increasing overall cost due to bond issuance, interest, and management costs](#), spreads the cost([prefer saying – over approximately ten years.](#)) over residents' current and future as the community is used. As a CDD, we can secure favorable market rates for this financing. What is your initial impression of pursuing this alternative:
  - a. Yes, if it will [mean lower assessments in the near term](#) ~~level our assessments by funding critical capital projects~~ [\(change focus' upon near term\)](#)
  - b. No, I am not in favor of acquiring debt to fund our projects
  - c. Maybe, I need to understand the costs and benefits as a resident