



**Community
Development District**

September 15, 2022

**Regular 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

September 8, 2022

ATTENDEES:

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

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 Regular Meeting on Thursday, September 15, 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** – *(For non-agenda items-limited up to 3 minutes per individual)*
- IV. Staff Reports**
 - A. Amenity Manager: John Lucansky [Exhibit 1](#)
 - B. District Engineer: David Sowell
 - C. Operations Manager: Barry Kloptosky
 1. Presentation of Capital Project Plan Tracker [Exhibit 2](#)
 2. Monthly Report [Exhibit 3](#)
 3. Update on Discussion from Celera Based on Board Issues Raised During 09/01/22 Workshop
 4. Update on Projected Capital Plan Remaining Balance



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IV. Staff Reports – continued

D. District Counsel: Scott Clark

E. District Manager: David McInnes

1. Meeting Matrix [Exhibit 4](#)

2. Action Item Report [Exhibit 5](#)

3. Memorandum to Board Regarding Residential Site Visit [Exhibit 6](#)

V. Consent Agenda Items

A. Consideration for Acceptance – The August 2022 Unaudited Financial Report [Exhibit 7](#)

B. Consideration for Approval – The Minutes of the Board of Supervisors Workshop Meeting Held August 4, 2022 [Exhibit 8](#)

C. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held August 18, 2022 [Exhibit 9](#)

VI. Business Items

A. Consideration & Adoption of **Resolution 2022-12**, Designating Authorized Signatories [Exhibit 10](#)

B. Discussion of Update on Resident Survey

C. Discussion of Draft Rule for Limiting Gate Access – *To Be Distributed*

D. Discussion of Resident Incident

VII. Supervisors Requests

VIII. Action Item Summary



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IX. Next Meeting Quorum Check: October 6th, 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

X. Adjournment

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

Sincerely,

David McInnes

David McInnes
District
Manager

EXHIBIT 1



Monthly Amenity Update

Date of report: 9-7-2022

Submitted by John Lucansky

Supervisors,

August was a steady month at the beginning and then slowing down towards Labor Day. The amenities sign ups remain steady and we are preparing for the winter snow birds to return later this month.

Patronage of the Tiki hut has slowed down the past couple weekends and we will keep it open one more weekend - Sept 10th and 11th, then re-evaluate.

Flatbread and Wing Night event scheduled at the Waterside café September 17th from 5:00pm – 8:00pm. *Reservation fully booked out in one day.* Live music provided by Kevin Quinn. A special flatbread and wing menu will be introduced include 8 different specialty flatbreads and wing sauces. The top selling flatbreads and wings will be put on the menu. Reservations full for this event.

Labor Day weekend the Café provided a BBQ dinner special on Saturday 3rd and over 200 people attended.

We are working closely with Larry Wolfe of CERT to ensure everything they need is available and ready to go in case of an emergency.

The facilitators are providing fresh cold water daily at the croquet courts until the water fountains are installed.

If you have any questions, feel free to give me a call.

John

Café Events

Flatbread and Wing night—see below

**FLATBREAD
&
WINGS
NIGHT**

Saturday, September 17th
5:00PM - 8:00PM
Waterside Cafe

Live Music By Kevin Quinn
MUST MAKE RESERVATIONS

Made with PosterMyWall.com

WINGS

SAUCE MENU

Sweet N Tangy

Lemon Pepper (Dry Rub)

Mango Habenero

Garlic Teriyaki

Buffalo Style - Hot, Medium, Mild, Inferno

Cajun (Dry Rub)

Garlic Parmesan

Bourbon Barbeque

Thai Chili

FLATBREAD MENU

CHICKEN BRUSCHETTA

Chicken Breast, Roasted Red Peppers, Garlic, Onion, Tomatoes, Fresh Mozzarella, Basil, Balsamic Glaze

MEDITERRANEAN

Feta & Mozzarella Cheese, Pepperoncini Peppers, Kalamata Olives, Onions, Peppers, Tomatoes, Basil, Served Crispy

CHICKEN BACON RANCH

Grilled Chicken, Cheddar & Mozzarella Cheese, Bacon, Tomatoes, Ranch Dressing, Green Onions, Spinach

BLACK & BLEU

Tenderloin Steak Tips, Bleu Cheese Crumbles, Caramelized Onions, Mozzarella Cheese, Finished with Balsamic Reduction

BUFFALO CHICKEN

Fried Buffalo Chicken, Bleu Cheese, Mozzarella Cheese, Green Onion, Ranch Drizzle

MARGHERITA

Herb Infused Olive Oil with Mozzarella Cheese, Tomato, Finished with Parmesan, Fresh Basil

BBQ CHICKEN

Grilled Chicken, Mozzarella, Bacon, Cheese, Red Onion, Topped with Chef Stephen's BBQ Sauce

1. Trivia Night every 3rd Wednesday of each month, 6:00-7:30 in the Waterside Café
 - a. *Inside and outside seating available*
 - b. Prizes are Café gift cards for 1st, 2nd, and 3rd place.
 - c. No charge for the residents
 - d. Four dinner specials are available to trivia contestants. The full menu and specials are available for residents dining.
2. Bingo
 - a. Every 4th Tuesday of the month, 4-6pm in the Grand Haven room
 - b. 100 reservations max

Titi Hut

Tiki hut will be open on Saturdays and Sundays 11:00am-7:00pm with continued support. Sept 10th and 11th it will be open then we will re-evaluate.

Parking lot open spaces checks

We are continuing to collect the data for a couple months.

Parking Lot Checks																								
Day of the Month	10:30AM				11:30AM				12:30PM				5:00PM				6:00PM				7:00PM			
	North lot OPEN	South lot OPEN	# of Cars in Street	Weather	North lot OPEN	South lot OPEN	# of Cars in Street	Weather	North lot OPEN	South lot OPEN	# of Cars in Street	Weather	North lot OPEN	South lot OPEN	# of Cars in Street	Weather	North lot OPEN	South lot OPEN	# of Cars in Street	Weather	North lot OPEN	South lot OPEN	# of Cars in Street	Weather
8/1/22	7	21	0	SUN	6	17	0	SUN	28	17	0	SUN	23	15	0	SUN	15	18	0	SUN	18	18	0	SUN
8/2/22	11	22	0	SUN	14	23	0	SUN	10	23	0	SUN	23	18	0	SUN	18	17	0	SUN	15	20	0	SUN
8/3/22	20	14	0	SUN	38	23	0	SUN	30	24	0	SUN	18	24	0	SUN	24	18	0	SUN	25	18	0	SUN
8/4/22	21	17	3	SUN	25	22	0	SUN	12	25	0	SUN	28	19	0	SUN	26	18	0	SUN	25	19	0	SUN
8/5/22	17	20	0	SUN	28	19	0	SUN					14	22	0	SUN	1	23	0	SUN	12	18	4	SUN
8/6/22	15	9	0	SUN	25	16	0	SUN	36	23	0	SUN	32	25	0	SUN	26	25	0	SUN	36	24	0	SUN
8/7/22	12	22	0	SUN	45	24	0	SUN	48	23	0	SUN	41	25	0	SUN	42	26	0	CLOUD	45	25	0	CLOUD
8/8/22	15	18	0	SUN	18	20	0	SUN	17	21	0	SUN	11	20	0	SUN	23	18	0	SUN	32	19	0	SUN
8/9/22	10	21	0	SUN	22	23	0	SUN	11	23	0	SUN	35	20	0	SUN	24	20	0	SUN	17	16	0	SUN
8/10/22	19	15	0	SUN	28	29	0	SUN	30	25	0	SUN	21	22	0	SUN	23	21	0	SUN	26	18	0	CLOUD
8/11/22	19	18	0	SUN	26	23	0	SUN	28	23	0	SUN	37	24	0	CLOUD	40	22	0	CLOUD	40	20	0	CLOUD
8/12/22	31	9	0	SUN	25	12	0	SUN		14	0	SUN	35	24	0	RAIN	16	25	0	SUN	14	19	0	SUN
8/13/22	17	11	0	CLOUD	35	19	0	CLOUD	33	22	0	SUN	24	25	1	CLOUD	13	25	3	RAIN	3	25	4	CLOUD
8/14/22	44	18	0	CLOUD					39	23	0	SUN	47	24	0	SUN	6	19	0	SUN	45	10	0	SUN
8/15/22	8	11	0	SUN	10	20	1	SUN	8	20	1	SUN	30	19	0	SUN	20	22	0	SUN	14	12	0	SUN
8/16/22	11	21	0	SUN	22	23	0	SUN	22	22	0	SUN	30	20	0	SUN	35	19	0	SUN	29	17	0	CLOUD
8/17/22	25	18	0	SUN	28	22	0	SUN	29	23	0	SUN	0	18	3	RAIN	0	16	4	SUN	0	15	4	SUN
8/18/22	32	22	0	SUN	20		0	SUN					7	23	0	RAIN	12	23	0	RAIN	35	23	0	CLOUD
8/19/22	15	11	0	SUN	16	16	0	SUN	30	16	0	SUN												
8/20/22	30	15	0	SUN	33	18	0	SUN					42	23	0	SUN	35	25	0	SUN	30	24	0	SUN
8/21/22	41	23	0	SUN	45	22	0	SUN	44	24	0	SUN	46	24	0	SUN	46	24	0	SUN	44	16	0	SUN
8/22/22	18	19	0	SUN	13	23	0	SUN	19	23	0	SUN	20	24	0	CLOUD	5	22	0	RAIN	10	22	0	RAIN
8/23/22	12	16	0	SUN	17	20	0	SUN	14	22	0	SUN	12	23	0	RAIN	12	24	0	RAIN	16	25	0	CLOUD
8/24/22	19	13	0	SUN	23	22	0	SUN	17	23	0	SUN	0	7	1	SUN	37	21	0	RAIN				
8/25/22	18	23	0	SUN	35	24	0	SUN	25	25	0	SUN	17	22	0	RAIN	13	25	0	RAIN	26	20	0	CLOUD
8/26/22	18	13	0	SUN	20	150	0	SUN					27	24	0	RAIN	18	24	0	CLOUD	11	25	0	CLOUD
8/27/22	16	10	0	SUN	23	20	0	SUN	37	20	0	SUN	35	25	0	SUN	35	25	0	RAIN	30	25	0	RAIN
8/28/22	44	24	0	CLOUD	46	24	0	RAIN	48	25	0	RAIN	45	20	0	SUN	43	23	0	SUN	44	19	0	SUN
8/29/22	16	22	0	SUN	17	21	0	SUN	17	21	0	SUN	35	18	0	CLOUD	25	18	0	CLOUD	30	24	0	RAIN
8/30/22	19	21	0	SUN	26	21	0	SUN	20	21	0	SUN	36	25	1	CLOUD	30	25	1	CLOUD	32	25	1	RAIN
8/31/22	27	17	0	SUN	28	21	0	SUN	29	23	0	SUN	30	18	0	CLOUD	16	17	0	CLOUD	11	22	0	CLOUD

Amenity Facility Checklist Management

QR Code Readers: This process will allow for instantaneous reporting from the Facilitators to management for each amenity (tot lots, bocce courts, restrooms, pickleball courts, etc.) and provides electronic validation that the amenity location was checked at the stamped date and time. The system uses QR codes that will be placed at each amenity (tennis, pickleball, basketball courts, restrooms, bocce, spas, pools, tot lots, croquet courts....)

1. The facilitator must go to each amenity and scan the codes, complete their inspection of relevant checklist items, their name, and write any comments needed (such as issues they could not immediately remedy).
2. The comments are immediately available to the amenity manager so that any issues can be resolved; any appropriate issues can be reported to the Operation Manager without delay.
3. *These amenity location checks will be done multiple times per day.*
4. *Major areas (restrooms, and high traffic areas) will be checked every 3 hours (5 times a day) and slower traffic areas every 6 hours (3 times a day)*

Village Center bathroom checklist:

These are the excel spreadsheets that I observe to make sure the facilitators are completing the task

I review these weekly and if I see that a check time or day has been missed, I contact the facilitator that was on duty for an explanation. This is very important to us as we want to present the best amenities.

9/2/2022 12:15:55	Yes	Yes	Yes	Yes	Yes	Yes	Brian Heffner	
9/2/2022 15:41:03	Yes	Yes	Yes	Yes	Yes	Yes	RL	
9/2/2022 23:17:52	Yes	Yes	Yes	Yes	Yes	Yes	RL	
9/2/2022 23:19:19	Yes	Yes	Yes	Yes	Yes	Yes	RL	
9/2/2022 23:21:40	Yes	Yes	Yes	Yes	Yes	Yes	RL	
9/3/2022 4:38:58	No	Yes	Yes	Yes	Yes	Yes	Travis Sechman. Showers are closed	
9/4/2022 4:43:01	No	Yes	Yes	Yes	Yes	Yes	Travis Sechman. Showers are closed	
9/4/2022 8:31:03	Yes	Yes	Yes	Yes	Yes	Yes	RL	
9/4/2022 10:44:00	Yes	Yes	Yes	Yes	Yes	Yes	RL	
9/4/2022 18:12:42	Yes	Yes	Yes	Yes	Yes	Yes	RL	
9/5/2022 10:42:57	Yes	Yes	Yes	Yes	Yes	Yes	Brian Heffner	
9/5/2022 13:28:05	Yes	Yes	Yes	Yes	Yes	Yes	RL	
9/5/2022 14:42:39	Yes	Yes	Yes	Yes	Yes	Yes	RL	
9/5/2022 19:35:28	Yes	Yes	Yes	Yes	Yes	Yes	RL	
9/5/2022 19:36:38	Yes	Yes	Yes	Yes	Yes	Yes	RL	
9/6/2022 12:30:15	Yes	Yes	Yes	Yes	Yes	Yes	Brian Heffner	
9/7/2022 4:43:51	No	Yes	Yes	Yes	Yes	Yes	Travis Sechman. Showers are closed	
9/7/2022 8:36:22	No	Yes	Yes	Yes	No	Yes	Gordon rice. Showers closed.	
9/7/2022 11:28:54	No	Yes	Yes	Yes	No	Yes	Gordon Rice. Showers closed.	
9/8/2022 9:10:31	Yes	Yes	Yes	Yes	Yes	Yes	Brian Heffner	

We continue to monitor the survey and questionnaires

Café and Amenities surveys/questionnaires

I review the results and feedback weekly; this ensures the amenities and cafe stay up to the excellent standard we expect

No new feedback the past month

Pool Guest passes:

1. Over 1357 **guest passes** have been issued by 9-7-2022. All passes are numbered and registered by the resident, with a 2-week term limit.
2. Passes are logged and tracked at each amenity center.

Website Directory:

1. 903 registered residents as of 9-7-2022

CDD Revenues:

Tennis and ball machine rental monies are now taken by CDD office

Here's some of the activities and schedules for Grand Haven Residents

GRAND HAVEN ROOM ACTIVITIES					SEPTEMBER 2022		
TIME	MON 9-5	TUES 9-6	WED 9-7	THURS 9-8	FRI 9-9	SAT 9-10	SUN 9-11
8:00-9:00	Ballet 7:50-8:50	Ballet 8:00-9:30	Ballet 7:50-8:50	Ballet 8:00-9:20	Kick Line 7:50-8:50		
9:00-10:00	Zumba 9:00-9:50		Move To Music 9:00-10:00	Zumba 9:30-10:20 Screen/Speaker/Podium	Move To Music 9:00-9:50	Pilates 8:45-10:00	
10:00-11:00	Tai Chi 10:10-10:55	Table Tennis 10:00-12:00	Table Tennis 10:15-1:00	Table Tennis 10:30-12:30	Tai Chi 10:10-10:55	Zumba 10:10-11:00	
11:00-12:00	Tai Chi 11:10-11:55				Tai Chi 11:10-11:55		
12:00-1:00		Nina F. 12:10-1:00		CLOSED FOR SET UP			
1:00-2:00	Open Play 1:00-4:00	Paula F's Group		CLOSED FOR SET UP	Open Play 1:00-4:00		
2:00-3:00	Mahjong, Chess Bridge	(Private Group) 3 Tables/Peds		CLOSED FOR SET UP			
3:00-4:00				CLOSED FOR SET UP			
4:00-5:00				CLOSED FOR SET UP			
5:00-6:00				PRIVATE PARTY	Table Tennis 5:00-6:30 Private Group		
6:00-7:00	ALL AMENITIES CLOSE AT 6:00PM FOR LABOR DAY		Table Tennis 6:00-8:00	PRIVATE PARTY			
7:00-8:00	ALL AMENITIES CLOSE AT 6:00PM FOR LABOR DAY		(Private Group)	PRIVATE PARTY			

CREEKSIDE ACTIVITIES

SEPTEMBER 2022

TIME	MON 9-5	TUES 9-6	WED 9-7	THURS 9-8	FRI 9-9	SAT 9-10	SUN 9-11
8:00-9:00			8:00 NCADC 9:00 MADC				
9:00-10:00	Yoga 9:30-11:00	Mahjong 9:30-12:30	Sit & Dance 9:30-10:15 (outside on Veranda)	Chair Yoga 8:30-9:30			
10:00-11:00		(Private Group) 3 Tables	9:00 MADC	Yoga 10:00-11:30			
11:00-12:00			9:00 MADC			Tiki Hut OPEN 11:00AM – 7:00PM	Tiki Hut OPEN 11:00AM – 7:00PM
12:00-1:00	Canasta 12:30-3:30 (Private Group) 2 Tables			Knitting 1:00-3:00 (Private Group) Tiled Area 6 Chairs/2 Tables		Tiki Hut OPEN 11:00AM – 7:00PM	Tiki Hut OPEN 11:00AM – 7:00PM
1:00-2:00	Mahjong 1:00-4:00	Mahjong 1:00-4:00	Mexican Train 1:00-4:00 4 Tables	Mahjong 12:30-4:00 (Private Group) 4 Tables/Pads	Canasta Rummikub 1:00-4:00	Tiki Hut OPEN 11:00AM – 7:00PM	Tiki Hut OPEN 11:00AM – 7:00PM
2:00-3:00	(Private Group) 1 Table Outside 4 Tables Inside	(Private Group) 3 Tables			(Private Group) 5 Tables	Tiki Hut OPEN 11:00AM – 7:00PM	Tiki Hut OPEN 11:00AM – 7:00PM
3:00-4:00					Book Club 2:00-4:00	Tiki Hut OPEN 11:00AM – 7:00PM	Tiki Hut OPEN 11:00AM – 7:00PM
4:00-5:00					(Private Group)	Tiki Hut OPEN 11:00AM – 7:00PM	Tiki Hut OPEN 11:00AM – 7:00PM
5:00-6:00						Tiki Hut OPEN 11:00AM – 7:00PM	Tiki Hut OPEN 11:00AM – 7:00PM
6:00-7:00	AMENITIES CLOSED					Tiki Hut OPEN 11:00AM – 7:00PM	Tiki Hut OPEN 11:00AM – 7:00PM
7:00-8:00	AMENITIES CLOSED						

Water FITNESS

village center pool

Water Aerobics



Monday: 10:00-11:00

Tuesday: 10:00-11:00

Wednesday: 10:00-11:00

Thursday: 10:00-11:00

Friday: 10:00-11:00

Aqua Yoga



Monday: 11:30-12:15

Wednesday: 11:30-12:15

Friday: 11:30-12:15

creekside pool

Water Aerobics



Monday: 8:00-10:00

Tuesday: 8:00-10:00

Thursday: 8:00-10:00

Friday: 8:00-10:00

Aqua Zumba



Wednesday: 10:30-11:30

EXHIBIT 2

GRAND HAVEN
COMMUNITY DEVELOPMENT DISTRICT
FY2021/2022 CAPITAL IMPROVEMENT PLAN PROJECT TRACKER
9/7/2022

Line	Type	Description	Location	Budgeted Cost	Approved Cost	Additional Change \$ (+/-)	Invoiced Amount	Comments/Notes
1	E	Concrete Curbing Replacement Plan	Community Wide	100,000	137,952	37,952	137,952	Current list of repairs complete.
2	C	Sidewalk Replacement Plan	Community Wide	50,000	15,207	-	15,207	Proposals have been signed. We are currently waiting for the new contractor to provide a scheduled start date.
3	RES	Paving Project: The Crossings, Village Center South Parking Lot	Village Center	272,000	198,950	(73,050)	198,950	Project complete. Final inspection approved by engineer.
4	E	Village Center North-Parking Lot Expansion - 1x cost to construct	Village Center	250,000	-	(250,000)	-	Project currently on hold.
5	E	Phase 3 Bathroom Renovation	Village Center	150,000	212,700	62,700	200,361	Village Center men's and ladies' bathrooms are scheduled to be reopened for resident use on Friday, September 9th, 2022.
6	E	Additional Trailer	Maintenance Equipment	5,000	4,696	(304)	4,696	Complete. Trailer in use.
7	E	Planned-Pool Heater Replacements (4)	Creekside/Village Center	45,000	25,940	(19,060)	25,940	4 units replaced at Village Center.
8	E	Planned-Street Light Replacement (10)	Community Wide	60,000	17,513	(42,487)		Priority list for FY 2022 complete. Materials ordered.
9	E	High Speed Commercial Copier / Scanner / Printer-Replacement	Village Center	11,425	1,073	(10,352)	1,073	Printer delivered and installed at Village Center office.
10	E	Landscape Projects	Community Wide	100,000	55,819	-	55,819	In progress.
11	C	Firewise Projects	Community Wide	30,000	29,300	-	29,300	Emergency permit issued by SJRWMD for the Crossings and Southlake areas. Firewise mowing in progress.
12		Aeration Installation - Pond 37			11,647	11,647	11,647	Installation of power source complete. Currently waiting for FPL to install a meter.
13		Pond Bank Reinforcement - Coquina			61,800	61,800	61,800	All 8 locations complete.
14		Crosswalk Safety Project			24,788	24,788	10,351	Creekside & Marlin Dr intersection curb/gutter and sidewalk concrete work complete. Village Center crosswalk/sidewalk is in progress.
15		Manhole Cover Asphalt Repairs			6,195	6,195	6,195	6 locations in Wild Oaks and 2 locations on Osprey Cir complete. Currently seeking proposals for additional repairs in Wild Oaks.
16			Total Capital Projects for FY 2022	1,073,425	772,597	(221,154)	753,097	
17								
18	FY2020/2021 Carryover Projects							
19	E	Croquet Court Expansion - Cost for Shade Canopies, etc.		20,000	29,050	9,050	29,050	Canopies installed. Final inspection complete.
20	E	Pickleball Expansion		30,000	40,170	5,020	40,170	Canopy installed. Final inspection complete.
21	RES	Rubber Tile Flooring - Creekside Fitness Center		8,600	8,600	(8,600)	-	-
22	E	Phase 2 Village Center Bathroom Renovation			9,721	9,721	9,721	Waiting for 4 remaining interior doors.
23	C	Crossings Curb and Gutter Repair			84,547	84,547	84,547	Complete.
24			Total Carryover Projects from prior year	58,600	172,088	99,738.22	163,488	
25			GRAND HAVEN Total	1,132,025	944,686	(121,415.42)	916,585	

Type
C Critical
E Essential
R Request
RES Reserve Study

Budgeted cost	This amount is adopted at the public hearing, Board must approve projects
Approved cost	This amount is a refined/actual number based upon either estimates or proposals
	This could involve a contingency amount, usually a NTE amount.
Change \$ (+/-)	This is an amount above or below the approved amount. Sometimes referred to as a change order amount.
Invoiced Amount	This is the actual invoiced amount and should match the Approve/Change amount

EXHIBIT 3



Operations Manager's Report – September 15th, 2022

- **CROSSWALK SAFETY PROJECT**
 - The Creekside and Marlin Drive intersection curb, gutter, and sidewalk concrete work has been completed.
 - Staff is preparing to begin the installation of the stop sign poles at the Creekside intersection.
 - The sidewalk and curb/gutter work for the Village Center crosswalk is in progress.

- **SIDEWALK REPLACEMENT PLAN**
 - Proposals have been signed. We are currently waiting for the new contractor to provide a scheduled start date.

- **CURB AND GUTTER REPAIRS**
 - Current list of repairs complete.
 - This project was delayed to due supply chain issues. Asphalt was unavailable. Per the District Engineer and the contractor, there is no adequate asphalt substitute being used for road repairs.

- **CONSTRUCTION OF TWO NEW PICKLEBALL COURTS AT VILLAGE CENTER**
 - Courts complete and open for resident use.
 - Canopy installed.
 - Final inspections have been completed.

Barry Kloptosky • Operations Manager
Grand Haven CDD
2 N. Village Pkwy
Palm Coast FL. 32137
P: 386-447-1888 • F: 386-447-1131

[Return to Agenda](#)

GRAND HAVEN



COMMUNITY DEVELOPMENT DISTRICT

- **CONSTRUCTION OF NEW CROQUET COURTS AT CREEKSIDE**
 - Courts complete and open for resident use.
 - Canopies installed.
 - Final inspections complete.

- **PHASE II VILLAGE CENTER BATHROOM RENOVATIONS**
 - Project has been completed with the exception of the 4 interior doors.
 - The doors had to be returned and reordered because they were incorrect.
 - Door trim and jambs have been installed.
 - 4 back-ordered interior doors will not interfere with the progress of the Village Center renovation project.

- **PHASE III VILLAGE CENTER BATHROOM RENOVATIONS**
 - Village Center men's and ladies' bathrooms are scheduled to be reopened for resident use on Friday, September 9th, 2022.
 - We are still waiting for certain punch list items, including the doors to the shower and locker areas. The bathrooms will be periodically closed to install these items once they are delivered.

- **POND AERATION INSTALLATIONS**
 - Installation of power source to the aeration equipment for Pond 37 is complete. Currently waiting for FPL to install a meter. Once the meter is installed and operational, the aeration contractor will provide an installation date for the aeration equipment.
 - Currently seeking proposals for aeration installation on Pond 24 and Pond 11.

Barry Kloptosky • Operations Manager
Grand Haven CDD
2 N. Village Pkwy
Palm Coast FL. 32137
P: 386-447-1888 • F: 386-447-1131

[Return to Agenda](#)



- **CDD OFFICE NETWORK/SECURITY UPGRADES**
 - The new operating software has been fully implemented in the guard house. The transition of the gate equipment is in progress.
 - The auto attendant module is active, and implementation is in progress.
 - The modem for the caller ID module has been delivered, waiting for installation.
 - Activation of the visitor notification module is in progress.
 - The resident web portal is being developed. The vendor will provide us with the URL once it has been completed.

- **ASPHALT REPAIRS AROUND MANHOLE COVERS**
 - 6 locations in Wild Oaks and 2 locations on Osprey Circle are complete.
 - Additional locations in Wild Oaks have been identified.
 - Currently seeking proposals for the additional repairs.

- **FLOODING ON THE SOUTH END OF WATERSIDE PARKWAY**
 - On Saturday, September 3rd, 2022, after a significant rainstorm, water backed up on the South end of Waterside Parkway due to an underground blockage in a stormwater drainage pipe.
 - Staff was aware of the issue with the drains in this area and a proposal was signed on August 23, 2022, to have the drain cleaned out with a jet vac procedure.
 - The jet vac procedure was completed Wednesday, September 7, 2022.
 - Staff is now seeking proposals to do a video procedure to investigate the underlying cause of this issue.

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EXHIBIT 4

GRAND HAVEN MEETING AGENDA MATRIX

September 2022	<p>Regular Meeting: 09/15</p>	<p>Staff Reports (specific issues to address)</p> <ul style="list-style-type: none"> • Operations Manager <ul style="list-style-type: none"> ○ Update on Discussion from Celera based on Board issues raised during 9/1/2022 Workshop ○ Projected capital plan remaining balance <p>Consent Agenda Items:</p> <ul style="list-style-type: none"> • Meeting Minutes <ul style="list-style-type: none"> ○ 8/4/2022 Workshop ○ 8/18/2022 Regular Meeting • Unaudited Financials (August 2022) <p>Business Items:</p> <ul style="list-style-type: none"> • Update on Resident Survey (Supervisor Polizzi) • Draft rule for limiting gate access • Discussion of Resident Incident 	

GRAND HAVEN MEETING AGENDA MATRIX

October 2022	<p>Workshop: 10/6</p>	<p><i>Presentations</i></p> <p><i>Discussions</i></p> <ul style="list-style-type: none"> • Update on Resident Survey (Supervisor Polizzi) <ul style="list-style-type: none"> ○ Reporting needs • Communication Needs: Follow-up from 1/20/2022 Regular Board Meeting & 9/2/2022 Workshop <ul style="list-style-type: none"> ○ Continued review of communication matrix ○ Continued review of prior board discussion & supervisor comments sent to DM 	
	<p>Regular Meeting: 10/20</p>	<p><i>Staff Reports</i></p> <p><i>Consent Agenda Items</i></p> <ul style="list-style-type: none"> • Meeting Minutes <ul style="list-style-type: none"> ○ 9/1/2022 Workshop ○ 9/15/2022 Regular Meeting • Unaudited Financials (September, 2022) <p><i>Business Items</i></p> <ul style="list-style-type: none"> • Update on Resident Survey (Supervisor Polizzi) 	

GRAND HAVEN MEETING AGENDA MATRIX

<p>November 2022</p>	<p>Regular Meeting: 11/3</p>	<p>Staff Reports</p> <p>Consent Agenda Items</p> <ul style="list-style-type: none"> • Meeting Minutes <ul style="list-style-type: none"> ○ 10/1/2022 Workshop ○ 10/15/2022 Regular Meeting • Unaudited Financials (October, 2022) <p>Discussion:</p> <ul style="list-style-type: none"> • Preliminary review of resident survey results <p>Business Items:</p>	
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GRAND HAVEN MEETING AGENDA MATRIX

Unscheduled Items	<p><i>Future Workshop Issues:</i></p> <ul style="list-style-type: none">• Parking Lot discussion• Solar Evaluation• 10 Year Plan Presentation—Howard McGaffney• Post Order Changes• Discussion based on D.E. proposal on study and report for replacing stormwater infrastructure concerns• Solitude’s Annual Report (once per year) <p><i>Future Meeting Issues:</i></p> <ul style="list-style-type: none">• Set a date for a Townhall style Workshop for Survey Report and Further Input with the Residents from 9A-12 noon (moved from 1/20 Regular Board agenda).	<ul style="list-style-type: none">• After receipt of resident survey—possibly October• OM has collected information in past on this issue.
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GRAND HAVEN MEETING AGENDA MATRIX

BOARD OF SUPERVISOR'S TOP 10 BUSINESS GOALS	NOTES
1. Board Accountability, Code of Conduct, Meeting Efficiency	Continue to work on Board's roles and responsibilities, meeting efficiency
2. Staffing Levels for Future Needs, Job Descriptions-Field Workers	Should be addressed in 2023
3. Budget, Debt and Assessments	Completed (August 2022)
4. Improve Communications	Established townhall style meetings; increased E-blasts; additional information added to District's website.
5. 2-5-year Capital Planning	10-year Long Term Capital Plan scheduled to be completed Fall, 2022
6. Health, Safety and Security of Grand Haven Residents	A work in progress, Board continues discussions Summer and Fall, 2022
7. External District Resources, Consultants, Intergovernmental Relations	City/County Relations, Enforcement Agencies, Chairman, DM, Ops. Mgr.
8. Stormwater/Pond Management	Completed (June, 2022)
9. Other Funding Sources, Grants	Grant Writing Consultant has been discussed, no further action at this time
10. Update Technology / Access Control, Resident Directory, CRM	Website upgrades, project management, gate cell access

EXHIBIT 5

Date of Action Item	Action Item	Status
12/2/2021	Place parking lot expansion plans on CDD website and provide copy to resident Bob Badger	3/28: Confirmed with DE that Board has not approved final plan that includes add'l ADA compliance parking.
3/17/2022	DM to work with Chair in contacting Troy @ Southern States regarding vendor used for the Oak Tree publication and distribution	8/2: Done
4/7/2022	Mac to provide Board with general comparative salary rates in Flagler and St. Johns County (including health care) for comparison with GHCCD employees by end of calendar year	7/21: Mac indicated he would work on getting this to Board prior to the end of the year as originally targeted. 8/30: Flagler County info obtained; waiting on Palm Coast information.
5/19/2022	DM to provide draft budget presentation to Board by July for review and comment	7/21: Done
5/19/2022	DM (for July workshop) provide L-T Capital Plan w/o highlights; 10-year projections showing road improvements and \$500K floor & 10-year assessment	7/21: Done
6/16/2022	DM is to work with OM regarding resident's tree replanting issue	8/5: Meeting held on-site with residents---email sent to residents to confirm the matters discussed at meeting. Pending reply to email. 8/15: Resident emailed DM stating she did not receive an email from me as promised. I resent the email and requested that Office Manager send it too in the event mine is going to her junk email folder. 8/16: Email from Ms. McGevna to Vanessa indicating that Mr. McGevna was making an update to the email . 8/16: Reply received; 8/30: Memo in 9/15 agenda package.

6/16/2022	DM to work with Chair to arrange meeting outline on security based on input from Supervisors and OM	8/4: Done
7/21/2022	DM and OM to provide Board with status report from Louise (based on her June email) on project status and YTD dollars spent on each project.	7/21: Vanessa sent email to Louise and she acknowledged on same date.
7/21/2022	DM and OM to work on compensation issue to address employee turnover (5% of current salary dollars – \$30,366.00)	8/5: Done
7/21/2022	DM to send out an E-Blast when VC drafts communications to residents regarding Board's priorities, about issues with the supply chain and about issues with the lack of employees and inform them of what the Board will be addressing, first will be and safety or security issues in the community and secondly the list of projects worked on over the last year.	8/8: Done
7/21/2022	DM to provide list generated by Supervisor Flanagan concerning Board needs on technology processes to give to Celera	9/1: Done
7/21/2022	DM to send Board a draft of the revised DM Summary for Budget Presentation prior to August Board meeting.	7/27: Done
7/21/2022	DM to work with Supervisor Polizzi on E-Blast language and Posters regarding resident survey	8/19: Done
7/21/2022	DM to follow up with OM on Solitude	7/21: Done
8/4/2022	DM to provide Will Hinton (Solitude) with Dr. Clark's documents and Louise Leister's contact information	8/5: Done

9/1/2022	DM to work with web hosting company and look into alternatives with respect to issues raised during workshop	
XXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
3/17/2022 & 8/18/2022	OM to report to Board on approximate amount of money left expected to be left over on capital projects for current FY	Update at 9/15 meeting
3/17/2022	OM to report back to Board how many street light poles are in poor condition	6/9: To be done
4/21/2022	OM to speak with guard supervisor about gate guards letting people into community for café use (by telling them it is opened to the public)	Done
4/21/2022	OM to send out an E-blast regarding overnight parking at VC and Creekside parking lots	Done
5/5/2022	OM staff to work with VCIO to address concerns raised during workshop and to identify immediate concerns that need to be rectified	6/9: Underway
5/5/2022 & 8/18/2022	OM to look into possibility of lighting for basketball court at Village Center	6/9: Awaiting info from electrician
6/2/2022	OM is to look into correct type of signage on eastbound Egret at round about	8/16: Signage is correct in that road has the right of way into the round about
6/2/2022	OM is to check with DE on color combinations for crosswalk for higher visibility & to see if the word "YIELD" can be painted on the roadway before the crosswalk	8/16: Color combo can be done but complaints may arise as this is not typical. Yield: Yes--This can be done but is not something that is done
6/2/2022	OM is to check on signage for bikes on the Esplanade	6/9: OM needs wording once rules finally are adopted
6/2/2022	OM is to set up a FPL energy audit for all structures in community including pumphouse.	6/9: To be scheduled

6/16/2022	OM is to work with DM regarding resident's tree replanting issue	8/5: Meeting held on-site with residents---email sent to residents to confirm the matters discussed at meeting. Pending reply to email. 8/15: Resident emailed DM stating she did not receive an email from me as promised. I resent the email and requested that Office Manager send it too in the event mine is going to her junk email folder. 8/16: Email from Ms. McGevna to Vanessa indicating that Mr. McGevna was making an update to the email . 8/16: Reply received. 8/30: Memo in 9/15 agenda package.
6/16/2022	OM is to provide DM list of items he would like discussed at security workshop	7/26: Done
6/16/2022	OM to review walking path issue in Wild Oaks	9/7: Paths have been reviewed. Concrete borders need replacement.
6/16/2022	OM to speak with John Lucansky for his observations regarding amenity use of parking lot/parking on street	9/7: John Lucansky is tracking
7/21/2022	OM and DM to provide Board with status report from Louise (based on her June email) on project status and YTD dollars spent on each project.	7/21: Vanessa sent email to Louise and she acknowledged on same date.
7/21/2022	OM and DM to work on compensation issue to address employee turnover (5% of current salary dollars = \$30,366.00)	8/5: Done
7/21/2022	OM to work with Guard 1 for implementation date for guards using new systems and training for new system's use	9/7: Done
8/4/2022	OM to get Board proposals from Celera on 3 additional modules	8/18: Done

8/18/2022	OM to contact Solitude and attempt to get the pond report soon	9/7: Solitude has been contacted, awaiting their response.
9/1/2022	OM is to get with DC to change wording on document new residents sign regarding receiving a copy of the rules	9/7 Document sent to Scott Clark for review
9/1/2022	Om to work with Chair on E-Blast communicating about leaf issues	9/5: Underway
XXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
4/7/2022	Chairman to work with OM regarding getting information out to residents regarding crosswalk project	Done
4/21/2022	Vice Chair Foley to meet with DM and DC to address DC legal fees	
7/21/2022	VC to draft communications to residents regarding Board's priorities, about issues with the supply chain and about issues with the lack of employees and inform them of what the Board will be addressing, first will be and safety or security issues in the community and secondly the list of projects worked on over the last year, and given to the DM to be put out in the form of an E Blast to residents.	Done
7/21/2022	Supervisor Flanagan to provide DM with list of Board needs on technology processes to give to Celera	9/1: Done
7/21/2022	Supervisor Polizzi to work with DM on E-Blast language and Posters regarding resident survey	8/19: Done
7/21/2022	Chair Howden to speak with OM to look at possibility of aeration for Pond #11	8/11: Confirmed its on OM's list for Solitude's evaluation

7/21/2022	Chair Howden to speak with John Lucansky regarding flooding issues near Bocce Ball courts	8/11: OM is evaluating the drainage.
8/4/2022	Supervisors to get DM comments on their ideas on immediate fixes for security related vendors	Done
9/1/2022	Chair to check with DC regarding a policy on leaves on the street	
9/1/2022	Chair to work with OM on E-Blast communicating about leaf issues	9/5: Underway
XXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
8/18/2022	DC to begin rule making for limited public access to the community	9/1: Underway
9/1/2022	DC To answer question on District liability when resident fails to provide an email address for E-Blasts	
9/1/2022	DC to answer question about ADA concerns if the website provided an "open ticket" option.	


EXHIBIT 6

Grand Haven Community Development District

DPFG Management & Consulting, LLC
(A Wholly Owned Subsidiary of VESTA Property Service, Inc.)
250 International Parkway, Suite 208
Lake Mary, FL 32746
Phone: 321-263-0132

MEMORANDUM

TO: Grand Haven Board of Supervisors

FROM: David C. McInnes, District Manager 

DATE: August 25, 2022

RE: Grand Haven Residents Ken and Donna McGevena

During the June 26th Regular Board Meeting, the Board directed that the Operations Manager and I meet with residents Ken and Donna McGevena, based on her comments to the Board regarding conditions on CDD land behind her house which were the result of a Firewise project done in the past.

On August 5th, Barry Kloptosky and I visited Mr. and Mrs. McGevena and had an informative and cordial visit. That evening I sent Mr. and Mrs. McGevena a “follow up” email, recapping the visit along with their “asks” of the Board. A copy of that email is attached to this memorandum and labeled “Attachment 1”. In the email, I did request that Mr. and Mrs. McGevena indicate if they had any disagreements with the recap of the visit.

On August 14th, Mrs. McGevena emailed me stating that they had not received an email from me. I resent the above referenced email to her on August 15th.

On August 16th, Mr. and Mrs. McGevena replied to my email. Although they did not disagree with the content of my email, they did feel that some additional background information should be made known to the Board. A copy of their email is attached to this memorandum and labeled “Attachment 2”.

The three “asks” of the Board by Mr. and Mrs. McGevena in priority order are:

1. For the CDD to build a wall on CDD property behind their house (specifics are outlined in my August 5th email to Mr. and Mrs. McGevena).
2. No future Firewise activity be conducted behind their house.
3. If Firewise activity is conducted behind their house, then the CDD would purchase and install full grown (mature) trees to provide full coverage and block both the view and noise coming from Colbert Lane.

The District Manager and Operations Manager respectfully request the Board provide direction as to the above requests made by Mr. and Mrs. McGevena.

ATTACHMENT 1

David C. McInnes

From: David C. McInnes
Sent: Friday, August 5, 2022 10:13 PM
To: D
Subject: Grand Haven CDD: 8/5/2022 Site Visit Follow-Up

Mr. and Mrs. McGevna:

Thank you for taking the time to meet with Barry Kloptosky and myself earlier today to discuss the conditions behind your house and past and future Firewise activities. It was a pleasure meeting with you.

To briefly recap, we discussed that when you purchased your house, you believed your property line extended into what has recently been confirmed by your surveyor to be CDD property. We discussed that you believed your property line was further back as irrigation lines (installed during construction) provided irrigation to what you thought was your property and that certain plants and trees were later planted by you on that land. We also discussed the cutting that occurred behind your house during the last Firewise mowing and how that cutting led to you seeing Colbert Lane, another structure on Colbert Lane and increase noise of traffic on Colbert Lane.

Your request of the District would be (listed in order of most desirable):

1. A wall to be built by the CDD on CDD property behind your house (approximately 30 feet from your property line towards Colbert Lane) extending the length of your property line. The desire is to have the wall to be approximately 8" tall (if permitted by the City of Palm Coast).
2. If a wall is not possible, then you would like for no Firewise activity at all to occur behind your residence (the length of your property in the back).
3. If 1 & 2 is not possible, then you would like once Firewise activity does take place that full grown (mature) trees that have full coverage to the ground be planted to block the view and noise from Colbert Lane. Although not specifically mentioned, my assumption is that you would like this done immediately after the Firewise activity occurs.

Please let me know if I have captured our conversation correctly. If not, please let me know the discrepancy (via a reply to this email) no later than August 19, 2022 so that I can report back to the Board in a timely manner.

Thank you and again, it was a pleasure meeting with both of you today.

Sincerely,

David C. McInnes
District Manager

DPFG Management & Consulting LLC
250 International Parkway, Suite 208
Lake Mary, FL 32746
Office Phone: 321-263-0132 ext. 193

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www.VestaPropertyServices.com

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Board members should not respond to this e-mail with a "reply to all" to avoid possible non-compliance with the Sunshine Law.

ATTACHMENT 2

David C. McInnes

From: mcgevna-associatescpas@verizon.net
Sent: Tuesday, August 16, 2022 12:17 PM
To: David C. McInnes
Subject: 8 Sandpiper Court

Mr. McInnes:

My wife, Donna, and I received a copy of your email outlining our meeting from Venessa since neither of us received a copy in our own email accounts. While we agree with the content of the email, we feel that we must make a statement about the chronology of our property boundary definition so that you will better understand. When we purchased the home in 1999 the planting and sod that existed were made by Pulte. The hedgerow was mature plantings, and the sod went from the lanai to the hedgerow. As I had pointed out irrigation heads are placed all over the backyard. All of this was done by Pulte, I would presume, according to some plot map the Company must have had. It was only after the 2017 fauna massacre that my Wife and I started to purchase plants such as the Daytona 500 Palm Trees to fill in the voids created by the indiscriminate cutting. As we discussed we planted decorative grass and bushes to create a sound barrier from Colbert Lane. When advised that the property that we were beautifying was CCD property we believed that under the common law concept of adverse possession [having maintained the property continually for more than 20 years without the process of ejectment being instituted by the CDD] that the property was ours. This argument was bolstered when Barry planted the "charley brown" trees behind the hedgerow not in front of it so as not to disrupt our view from our lanai. Even further discussions with Barry, Mac, and an Engineer called for trees behind the hedgerow. That is when Barry and Mac thanked Donna for maintaining the property.

Just some fact that we thought you should know.

Donna & Ken McGevna

EXHIBIT 7

Grand Haven Community Development District

Financial Statements
(Unaudited)

Period Ending
August 31, 2022

Grand Haven CDD
Balance Sheet
August 31, 2022

	<u>General Fund</u>	<u>Special Revenue Fund</u>	<u>Total</u>
BU OPERATING	\$ 910,918	\$ 1,565,451	\$ 2,476,369
BU DEBIT CARD	-		-
TRUIST OPERATING	11,624		11,624
SBA 161601A	7,029		7,029
BU - SAVINGS	1,921,203	-	1,921,203
IBERIA BANK MMA	127		127
ON ROLL ASSESSMENTS RECEIVABLE	-	-	-
ACCOUNTS RECEIVABLE	7,751		7,751
A/R WATER BILLS	671		671
DUE FROM OTHER	-	11,238	11,238
DEPOSITS	110		110
TOTAL ASSETS	<u>\$ 2,859,432</u>	<u>\$ 1,576,689</u>	<u>\$ 4,436,121</u>
<u>LIABILITIES:</u>			
ACCTS PAYABLE	\$ 9,452	\$ 211	\$ 9,663
DUE TO OTHER	11,238		11,238
DEFERRED REVENUE	-		-
DEFERRED REVENUE WATER / INFRASTRUCTURE	3,150	-	3,150
<u>FUND BALANCE:</u>			
NONSPENDABLE:			
PREPAID AND DEPOSITS	110		110
ASSIGNED:			
3 MONTH WORKING CAPITAL	945,505	356,637	1,302,142
DISASTER	750,000		750,000
FUTURE CAPITAL IMPROVEMENTS	-	1,069,910	1,069,910
UNASSIGNED:	1,140,087	149,931	1,290,019
TOTAL FUND BALANCE	2,835,592	1,576,478	4,412,071
TOTAL LIABILITIES & FUND BALANCE	<u>\$ 2,859,432</u>	<u>\$ 1,576,689</u>	<u>\$ 4,436,121</u>

No Transfers For August

Note: GASB 34 government wide financial statements are available in the annual independent audit of the District. The audit is available on the website and upon request.

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GRAND HAVEN CDD
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
For the period from October 1, 2021 through August 31, 2022

	Adopted Budget	Year To Date	Current Month	% of Budget
REVENUES				
ASSESSMENT ON-ROLL (Net)	\$ 3,559,266	\$ 3,587,338	\$ -	101%
REUSE WATER	23,166	86,934	2,648	375%
GATE & AMENITY GUEST	8,000	16,622	3,736	208%
TENNIS	500	305	44	61%
ROOM RENTALS	500	3,133	130	627%
INTEREST & MISCELLANEOUS	23,676	14,568	3,084	62%
ASSESSMENT LEVY - ESCALANTE FUND	8,281	8,347	-	101%
TOTAL REVENUES	3,623,389	3,717,247	9,643	102.59%
EXPENDITURES				
ADMINISTRATIVE				
Supervisors - regular meetings	12,000	11,000	1,000	92%
Supervisor - workshops	9,000	8,800	1,000	98%
District Management Services				
District management	39,125	39,308	6,704	100%
Administrative	10,400	8,667	-	83%
Accounting	21,475	17,896	-	83%
Assessment roll preparation	9,450	7,875	-	83%
Disclosure report				
Arbitrage rebate calculation				
Office supplies	1,000	4,160	1,524	416%
Postage	3,000	9	9	0%
Trustee				
Audit	11,300		-	0%
Legal - general counsel	103,000	86,838	6,848	84%
Engineering	30,000	44,598	-	149%
Legal advertising	5,200	1,762	-	34%
Bank fees	1,500	1,204	83	80%
Dues & licenses	175	175	-	100%
Property taxes	2,400	2,087	-	87%
Tax collector				
Contingencies	500	946	-	189%
TOTAL ADMINISTRATIVE	259,525	235,324	17,169	91%
INFORMATION AND TECHNOLOGY				
IT support	26,670	35,394	2,499	133%
Village Center and Creeskide telephone & fax	6,546	6,237	551	95%
Cable/internet-village center/creekside	9,782	11,712	1,274	120%
Wi-Fi for gates	4,894	1,528		31%
Landlines/hot spots for gates and cameras	26,400	8,477	221	32%
Cell phones	7,282	6,610		91%
Website hosting & development	1,515	1,515		100%
ADA website compliance	210	210	-	100%
Communications: e-blast	500	419	-	84%
TOTAL INFORMATION AND TECHNOLOGY	83,799	72,103	4,544	86%
INSURANCE				
Insurance: general liability & public officials	11,935	11,935	-	100%
Insurance: property	76,435	76,613		100%
Insurance: auto general liability	3,153	3,153	-	100%
Flood insurance	3,600	-	-	0%
TOTAL INSURANCE	95,123	91,701	-	96%
UTILITIES				
Electric				
Electric services - #12316, 85596, 65378	5,200	8,273		159%
Electric- Village Center - #18308	31,500	23,183		74%

GRAND HAVEN CDD
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
For the period from October 1, 2021 through August 31, 2022

	Adopted Budget	Year To Date	Current Month	% of Budget
Electric - Creekside - #87064, 70333	21,500	19,947		93%
Street lights ¹	20,000	19,095	112	95%
Propane - spas/café	40,600	32,514		80%
Garbage - amenity facilities	15,200	10,061	909	66%
Water/sewer				
Water services ²	115,000	94,846	-	82%
Water - Village Center - #324043-44997	13,500	9,214	-	68%
Water - Creekside - #324043-45080	7,300	4,976	-	68%
Pump house shared facility	15,500	3,822	101	25%
TOTAL UTILITIES	285,300	225,932	1,123	79%
FIELD OPERATIONS				
Stormwater system				
Aquatic contract	51,438	51,461	5,101	100%
Aquatic contract: lake watch	4,076	4,013	374	98%
Aquatic contract: aeration maintenance	4,000	1,617		40%
Lake bank spraying	6,128			0%
Stormwater system repairs & maintenance	15,000			0%
Property maintenance				
Horticultural consultant	9,600	8,800	800	92%
Landscape enhancement				
Landscape repairs & replacement	20,000	27,779	830	
Landscape maintenance contract services	585,814	536,996	48,818	92%
Landscape maintenance: croquet	50,800	45,578	4,033	90%
Tree maintenance (Oak tree pruning)	35,000	33,600		96%
Optional flower rotation	20,000	23,127		116%
Irrigation repairs & replacement	22,000	15,804		72%
Roads & bridges repairs	15,000			0%
Sidewalk repairs & replacement				
Street light maintenance	15,000	634	18	4%
Vehicle repairs & maintenance	5,000	8,370	14	167%
Office supplies: field operations	14,000	10,866	586	78%
Holiday lights	9,000	3,568		40%
CERT operations	500	234		47%
Community maintenance	98,040	76,606	2,403	78%
Storm clean-up	26,000	-	-	0%
Miscellaneous contingency	4,000	-	-	0%
TOTAL FIELD OPERATIONS	1,010,396	849,053	62,978	84%
STAFF SUPPORT				
Payroll	607,333	486,821	48,148	80%
Merit pay/bonus	25,000	6,029	-	24%
Payroll taxes	79,257	36,976	3,991	47%
Health insurance	106,000	78,394	5,054	74%
Insurance: workers' compensation	30,000	12,055		40%
Payroll services	6,250	4,812	156	77%
Mileage reimbursement	2,750	5,296	436	193%
Vehicle Allowance	14,000	-		0%
TOTAL STAFF SUPPORT	870,590	630,382	57,785	72%
AMENITY OPERATIONS				
Amenity Management	592,786	539,387	49,399	91%
A/C maintenance and service	3,900			0%
Fitness equipment service	7,500	980	175	13%
Music licensing	3,520	3,757		107%
Pool/spa permits	875	875		100%
Pool chemicals	15,500	14,712	1,412	95%

GRAND HAVEN CDD
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
For the period from October 1, 2021 through August 31, 2022

	<u>Adopted Budget</u>	<u>Year To Date</u>	<u>Current Month</u>	<u>% of Budget</u>
Pest control	3,900	1,525	65	39%
Amenity maintenance	110,000	185,463	5,638	169%
Special events	10,000	8,793	-	88%
TOTAL AMENITY	747,981	755,491	56,689	101%
SECURITY				
Gate access control staffing	204,375	191,200	16,060	94%
Additional guards	8,000	2,341		29%
Guardhouse facility maintenance	16,000	20,358	1,339	127%
Gate communication devices	21,000	10,299	147	49%
Gate operating supplies	16,000	56,927	532	356%
Fire & security system	5,300	4,576	85	86%
TOTAL SECURITY	270,675	285,702	18,163	106%
TOTAL EXPENDITURES	3,623,389	3,145,688	218,450	87%
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES		571,559		
FUNDS TRANSFER EXPENSE		(3,642,439)		
FUNDS TRANSFER INCOME		1,926,024		
FUND BALANCE - BEGINNING		3,980,448		
FUND BALANCE ENDING		2,835,592		
ANALYSIS OF FUND BALANCE				
DISASTER		750,000		
3 MONTHS WORKING CAPITAL		945,505		
UNASSIGNED		1,140,087		
FUND BALANCE - ENDING		\$ 2,835,592		

GRAND HAVEN CDD
SPECIAL REVENUE FUND - INFRASTRUCTURE REINVESTMENT
Statement of Revenue, Expenses and Changes in Fund Balance
For the period from October 1, 2021 through August 31, 2022

	<u>Adopted Budget</u>	<u>Year To Date</u>	<u>Current Month</u>	<u>% of Budget</u>
REVENUE				
SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 781,860	\$ 788,027	\$ 8,076.33	101%
DISCOUNT (ASSESSMENTS)	-	-		
INTEREST REVENUE	5,500	-	-	
TOTAL REVENUE	<u>787,360</u>	<u>788,027</u>	<u>8,076.33</u>	<u>101%</u>
EXPENDITURES				
GENERAL INFRASTRUCTURE REPLACEMENT	1,082,025	927,963	57,450	86%
TOTAL EXPENDITURES	<u>1,082,025</u>	<u>927,963</u>	<u>57,450</u>	<u>86%</u>
EXCESS OF REVENUE OVER (UNDER) EXP.	(294,665)	(139,937)	(49,373)	
OTHER FINANCING SOURCES (USES)				
TRANSFER OUT	-	(1,926,024)	\$ -	
TRANSFER IN	1,721,211	3,642,439	-	
TOTAL OTHER FINANCING SOURCES (USES)	<u>1,721,211</u>	<u>1,716,415</u>	<u>-</u>	
FUND BALANCE BEGINNING	-	-		
NET CHANGE IN FUND BALANCE	1,426,546	1,576,478		
FUND BALANCE - ENDING	<u>\$ 1,426,546</u>	<u>\$ 1,576,478</u>		
Analysis of Fund Balance				
Committed: Future Capital Improvements		1,069,910		
Assigned: 3 months working capital		356,637		
Unassigned		149,931		
FUND BALANCE - ENDING		<u>\$ 1,576,478</u>		

Grand Haven CDD
Check Detail
 August 2022

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Deposit		08/17/2022			1101000 · Cash- Ope...		0.00
TOTAL						0.00	0.00
Check		08/21/2022			1101003 · SunTrust ...		-58.46
					1513035 · Misc-Bank ...	-58.46	58.46
TOTAL						-58.46	58.46
Check		08/31/2022			2152000 · BU SRF		-25.00
					1513035 · Misc-Bank ...	-25.00	25.00
TOTAL						-25.00	25.00
Bill Pmt -Check	080122...	08/01/2022	Screening One		1101000 · Cash- Ope...		-216.25
Bill	SC100...	08/01/2022			572.702 · Office Suppl...	-216.25	216.25
TOTAL						-216.25	216.25
Bill Pmt -Check	080522...	08/05/2022	Apple.com		1101000 · Cash- Ope...		-2.99
Bill	147569...	08/05/2022			572.702 · Office Suppl...	-2.99	2.99
TOTAL						-2.99	2.99
Bill Pmt -Check	080522...	08/05/2022	ADP		1101000 · Cash- Ope...		-150.92
Bill	611335...	07/29/2022			1511002 · Payroll Ser...	-150.92	150.92
TOTAL						-150.92	150.92
Bill Pmt -Check	081922...	08/19/2022	ADP		1101000 · Cash- Ope...		-155.94
Bill	612140...	08/19/2022			1511002 · Payroll Ser...	-155.94	155.94
TOTAL						-155.94	155.94
Bill Pmt -Check	80422...	08/04/2022	USPS		1101000 · Cash- Ope...		-8.95
Bill	018365...	08/04/2022			519.410 · Postage	-8.95	8.95
TOTAL						-8.95	8.95
Bill Pmt -Check	81222...	08/12/2022	Barry Kloptosky		1101000 · Cash- Ope...		-3,348.61
Bill	81222	08/12/2022			572.910 · Payroll Exp...	-3,348.61	3,348.61
TOTAL						-3,348.61	3,348.61
Bill Pmt -Check	82622...	08/26/2022	Barry Kloptosky		1101000 · Cash- Ope...		-4,066.91
Bill	82622	08/26/2022			572.910 · Payroll Exp...	-3,348.61	3,348.61
Bill	82622 l...	08/26/2022			572.910 · Payroll Exp...	-718.30	718.30
TOTAL						-4,066.91	4,066.91
Bill Pmt -Check	81222...	08/12/2022	Bryon C. Lenhart		1101000 · Cash- Ope...		-1,645.13
Bill	81222	08/12/2022			572.910 · Payroll Exp...	-1,645.13	1,645.13
TOTAL						-1,645.13	1,645.13

Grand Haven CDD
Check Detail
 August 2022

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	82622...	08/26/2022	Bryon C. Lenhart		1101000 · Cash- Ope...		-1,645.13
Bill	82622	08/26/2022			572.910 · Payroll Exp...	-1,645.13	1,645.13
TOTAL						-1,645.13	1,645.13
Bill Pmt -Check	81222...	08/12/2022	Daniela Teixeira		1101000 · Cash- Ope...		-1,249.30
Bill	81222	08/12/2022			572.910 · Payroll Exp...	-1,249.30	1,249.30
TOTAL						-1,249.30	1,249.30
Bill Pmt -Check	82622...	08/26/2022	Daniela Teixeira		1101000 · Cash- Ope...		-1,249.30
Bill	82622	08/26/2022			572.910 · Payroll Exp...	-1,249.30	1,249.30
TOTAL						-1,249.30	1,249.30
Bill Pmt -Check	81222...	08/12/2022	Donna Conforti		1101000 · Cash- Ope...		-1,404.13
Bill	81222	08/12/2022			572.910 · Payroll Exp...	-1,404.13	1,404.13
TOTAL						-1,404.13	1,404.13
Bill Pmt -Check	82622...	08/26/2022	Donna Conforti		1101000 · Cash- Ope...		-1,404.15
Bill	82622	08/26/2022			572.910 · Payroll Exp...	-1,404.15	1,404.15
TOTAL						-1,404.15	1,404.15
Bill Pmt -Check	81222...	08/12/2022	Edward Weyant		1101000 · Cash- Ope...		-1,440.29
Bill	81222	08/12/2022			572.910 · Payroll Exp...	-1,440.29	1,440.29
TOTAL						-1,440.29	1,440.29
Bill Pmt -Check	82622...	08/26/2022	Edward Weyant		1101000 · Cash- Ope...		-1,532.28
Bill	82622	08/26/2022			572.910 · Payroll Exp...	-1,532.28	1,532.28
TOTAL						-1,532.28	1,532.28
Bill Pmt -Check	81222...	08/12/2022	Jeremey Wilson		1101000 · Cash- Ope...		-1,929.24
Bill	81222	08/12/2022			572.910 · Payroll Exp...	-1,929.24	1,929.24
TOTAL						-1,929.24	1,929.24
Bill Pmt -Check	82622...	08/26/2022	Jeremey Wilson		1101000 · Cash- Ope...		-1,913.20
Bill	82622	08/26/2022			572.910 · Payroll Exp...	-1,913.20	1,913.20
TOTAL						-1,913.20	1,913.20
Bill Pmt -Check	81222...	08/12/2022	Joseph Osborne		1101000 · Cash- Ope...		-3,150.08
Bill	81222	08/12/2022			572.910 · Payroll Exp...	-1,411.13	1,411.13
Bill	81222 B	08/12/2022			572.910 · Payroll Exp...	-1,738.95	1,738.95
TOTAL						-3,150.08	3,150.08
Bill Pmt -Check	82622...	08/26/2022	Joseph Osborne		1101000 · Cash- Ope...		-1,176.00
Bill	82622	08/26/2022			572.910 · Payroll Exp...	-1,176.00	1,176.00
TOTAL						-1,176.00	1,176.00

Grand Haven CDD
Check Detail
 August 2022

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	81222...	08/12/2022	Ken Brokaw		1101000 · Cash- Ope...		-3,096.92
Bill	81222	08/12/2022			572.910 · Payroll Exp...	-1,290.29	1,290.29
Bill	81222B	08/12/2022			572.910 · Payroll Exp...	-1,806.63	1,806.63
TOTAL						-3,096.92	3,096.92
Bill Pmt -Check	82622...	08/26/2022	Ken Brokaw		1101000 · Cash- Ope...		-1,325.28
Bill	82622	08/26/2022			572.910 · Payroll Exp...	-1,325.28	1,325.28
TOTAL						-1,325.28	1,325.28
Bill Pmt -Check	81222...	08/12/2022	Leroy Mitchell		1101000 · Cash- Ope...		-3,025.69
Bill	81222	08/12/2022			572.910 · Payroll Exp...	-1,238.35	1,238.35
Bill	81222 B	08/12/2022			572.910 · Payroll Exp...	-1,787.34	1,787.34
TOTAL						-3,025.69	3,025.69
Bill Pmt -Check	82622...	08/26/2022	Leroy Mitchell		1101000 · Cash- Ope...		-1,216.42
Bill	82622	08/26/2022			572.910 · Payroll Exp...	-1,216.42	1,216.42
TOTAL						-1,216.42	1,216.42
Bill Pmt -Check	81222...	08/12/2022	Vanessa Stepniak		1101000 · Cash- Ope...		-2,263.40
Bill	81222	08/12/2022			572.910 · Payroll Exp...	-2,263.40	2,263.40
TOTAL						-2,263.40	2,263.40
Bill Pmt -Check	82622...	08/26/2022	Vanessa Stepniak		1101000 · Cash- Ope...		-2,263.40
Bill	82622	08/26/2022			572.910 · Payroll Exp...	-2,263.40	2,263.40
TOTAL						-2,263.40	2,263.40
Bill Pmt -Check	81222...	08/12/2022	ADP		1101000 · Cash- Ope...		-7,187.01
Bill	81222	08/12/2022			572.910 · Payroll Exp...	-4,792.46	4,792.46
					572.302 · Payroll Taxes	-2,394.55	2,394.55
TOTAL						-7,187.01	7,187.01
Bill Pmt -Check	82622...	08/26/2022	ADP		1101000 · Cash- Ope...		-4,607.45
Bill	82622	08/26/2022			572.910 · Payroll Exp...	-3,011.01	3,011.01
					572.302 · Payroll Taxes	-1,596.44	1,596.44
TOTAL						-4,607.45	4,607.45
Bill Pmt -Check	1985	08/12/2022	WebstaurantStore		1101000 · Cash- Ope...		-253.26
Bill	768528...	07/18/2022			572.780 · Amenity Mai...	-253.26	253.26
TOTAL						-253.26	253.26
Bill Pmt -Check	2010	08/03/2022	Barry Kloptosky		1101000 · Cash- Ope...		-266.76
Bill	070122...	08/03/2022			572.304 · Mileage Rei...	-266.76	266.76
TOTAL						-266.76	266.76
Bill Pmt -Check	2011	08/03/2022	Bryon C. Lenhart		1101000 · Cash- Ope...		-128.12
Bill	070122...	08/03/2022			572.304 · Mileage Rei...	-128.12	128.12
TOTAL						-128.12	128.12

Grand Haven CDD
Check Detail
 August 2022

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	2012	08/03/2022	Jeremey Wilson		1101000 · Cash- Ope...		-184.28
Bill	070122...	08/03/2022			572.785 · Community ...	-184.28	184.28
TOTAL						-184.28	184.28
Bill Pmt -Check	2013	08/03/2022	Ken Brokaw		1101000 · Cash- Ope...		-41.42
Bill	070122...	08/03/2022			572.304 · Mileage Rei...	-41.42	41.42
TOTAL						-41.42	41.42
Bill Pmt -Check	2014	08/08/2022	Chip Howden		1101000 · Cash- Ope...		-200.00
Bill	080422...	08/08/2022			511.111 · Supervisor's...	-200.00	200.00
TOTAL						-200.00	200.00
Bill Pmt -Check	2015	08/08/2022	Dr. Merrill Stass-Isern		1101000 · Cash- Ope...		-200.00
Bill	080422...	08/08/2022			511.111 · Supervisor's...	-200.00	200.00
TOTAL						-200.00	200.00
Bill Pmt -Check	2016	08/08/2022	John Polizzi		1101000 · Cash- Ope...		-200.00
Bill	080422...	08/08/2022			511.111 · Supervisor's...	-200.00	200.00
TOTAL						-200.00	200.00
Bill Pmt -Check	2017	08/08/2022	Kevin Foley		1101000 · Cash- Ope...		-200.00
Bill	080422...	08/08/2022			511.111 · Supervisor's...	-200.00	200.00
TOTAL						-200.00	200.00
Bill Pmt -Check	2018	08/08/2022	Michael Flanagan		1101000 · Cash- Ope...		-200.00
Bill	080422...	08/08/2022			511.111 · Supervisor's...	-200.00	200.00
TOTAL						-200.00	200.00
Bill Pmt -Check	2019	08/12/2022	Home Depot		1101000 · Cash- Ope...		-1,699.19
Bill	3064579	06/23/2022			572.785 · Community ...	-78.33	78.33
Bill	9060581	07/07/2022			572.785 · Community ...	-387.87	387.87
					572.780 · Amenity Mai...	-68.35	68.35
					529.700 · Guardhouse...	-43.94	43.94
Bill	5060848	07/11/2022			572.780 · Amenity Mai...	-35.81	35.81
Bill	3013962	07/13/2022			572.785 · Community ...	-81.79	81.79
Bill	219087	07/13/2022			539.654 · Phase 3 Bat...	-300.00	300.00
Bill	219087a	07/15/2022			539.654 · Phase 3 Bat...	-248.56	248.56
Bill	8291663	07/18/2022			572.780 · Amenity Mai...	-35.80	35.80
Bill	7014392	07/19/2022			539.654 · Phase 3 Bat...	-154.73	154.73
Bill	5901207	07/21/2022			539.654 · Phase 3 Bat...	-200.00	200.00
Bill	4292229	07/22/2022			572.780 · Amenity Mai...	-15.72	122.52
					572.702 · Office Suppl...	-2.88	22.48
Bill	0021316	07/26/2022			572.780 · Amenity Mai...	-45.41	45.41
TOTAL						-1,699.19	1,825.59
Bill Pmt -Check	2020	08/22/2022	Chip Howden		1101000 · Cash- Ope...		-200.00
Bill	081822	08/18/2022			1511001 · P/R - Board...	-200.00	200.00
TOTAL						-200.00	200.00

Grand Haven CDD
Check Detail
 August 2022

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	2021	08/22/2022	Dr. Merrill Stass-Isern		1101000 · Cash- Ope...		-200.00
Bill	81822	08/18/2022			1511001 · P/R - Board...	-200.00	200.00
TOTAL						-200.00	200.00
Bill Pmt -Check	2022	08/22/2022	John Polizzi		1101000 · Cash- Ope...		-200.00
Bill	081820...	08/18/2022			1511001 · P/R - Board...	-200.00	200.00
TOTAL						-200.00	200.00
Bill Pmt -Check	2023	08/22/2022	Kevin Foley		1101000 · Cash- Ope...		-200.00
Bill	81822	08/18/2022			1511001 · P/R - Board...	-200.00	200.00
TOTAL						-200.00	200.00
Bill Pmt -Check	2024	08/22/2022	Michael Flanagan		1101000 · Cash- Ope...		-200.00
Bill	81822	08/18/2022			1511001 · P/R - Board...	-200.00	200.00
TOTAL						-200.00	200.00
Bill Pmt -Check	AH 08...	08/01/2022	Lowe's		1101000 · Cash- Ope...		-767.59
Bill	901175	06/29/2022			572.785 · Community ...	-55.42	55.42
Bill	909600	06/30/2022			539.654 · Phase 3 Bat...	-22.65	22.65
					572.780 · Amenity Mai...	-150.64	150.64
Bill	911912	06/30/2022			572.780 · Amenity Mai...	-6.26	6.26
Bill	923988	07/01/2022			539.654 · Phase 3 Bat...	-35.88	35.88
Bill	909634	07/06/2022			572.780 · Amenity Mai...	-41.76	41.76
Bill	911244	07/07/2022			572.785 · Community ...	-73.12	73.12
					539.654 · Phase 3 Bat...	-52.78	52.78
Bill	911554	07/08/2022			572.780 · Amenity Mai...	-13.27	13.27
					572.785 · Community ...	-26.67	26.67
Bill	911360	07/08/2022			572.785 · Community ...	-31.77	31.77
Bill	909626	07/13/2022			572.780 · Amenity Mai...	-56.93	56.93
Bill	902500	07/18/2022			572.780 · Amenity Mai...	-200.44	200.44
TOTAL						-767.59	767.59
Bill Pmt -Check	ACH08...	08/04/2022	UnitedHealthcare		1101000 · Cash- Ope...		-102.31
Bill	167078...	07/18/2022			572.913 · Health Insur...	-102.31	102.31
TOTAL						-102.31	102.31
Bill Pmt -Check	01ACH...	08/22/2022	Florida Blue		1101000 · Cash- Ope...		-5,558.95
Bill	759348...	08/18/2022			572.913 · Health Insur...	-5,558.95	5,558.95
TOTAL						-5,558.95	5,558.95
Bill Pmt -Check	100030	08/04/2022	Clark & Albaugh, LLP		1101000 · Cash- Ope...		-18,846.35
Bill	18029	08/02/2022			514.007 · Legal - Gen...	-6,847.85	6,847.85
Bill	17998-1	07/01/2022			514.007 · Legal - Gen...	-11,998.50	11,998.50
TOTAL						-18,846.35	18,846.35
Bill Pmt -Check	100031	08/04/2022	Guard One Protectiv...		1101000 · Cash- Ope...		-8,019.86
Bill	128615	07/26/2022			529.306 · Gate Acces...	-8,019.86	8,019.86
TOTAL						-8,019.86	8,019.86

Grand Haven CDD
Check Detail
 August 2022

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	100032	08/04/2022	NetFortris		1101000 · Cash- Ope...		-551.22
Bill	IN-US1...	07/29/2022			572.707 · Village Cent...	-551.22	551.22
TOTAL						-551.22	551.22
Bill Pmt -Check	100033	08/04/2022	NexStar Electrical		1101000 · Cash- Ope...		-2,581.00
Bill	0094440	07/28/2022			539.755 · Unbudgeted...	-2,581.00	2,581.00
TOTAL						-2,581.00	2,581.00
Bill Pmt -Check	100034	08/04/2022	Plantation Floors an...		1101000 · Cash- Ope...		-16,425.00
Bill	253137...	08/01/2022			539.654 · Phase 3 Bat...	-16,425.00	16,425.00
TOTAL						-16,425.00	16,425.00
Bill Pmt -Check	100035	08/04/2022	Precision Land Grad...		1101000 · Cash- Ope...		-4,033.33
Bill	431	08/01/2022			539.606 · Landscape ...	-4,033.33	4,033.33
TOTAL						-4,033.33	4,033.33
Bill Pmt -Check	100036	08/04/2022	SE Cline		1101000 · Cash- Ope...		-610.00
Bill	9792	07/14/2022			572.785 · Community ...	-610.00	610.00
TOTAL						-610.00	610.00
Bill Pmt -Check	100037	08/04/2022	The Gate Store, Inc.		1101000 · Cash- Ope...		-500.00
Bill	20105	08/01/2022			529.700 · Guardhouse...	-500.00	500.00
TOTAL						-500.00	500.00
Bill Pmt -Check	100038	08/04/2022	Waste Management		1101000 · Cash- Ope...		-277.29
Bill	853277...	07/25/2022			534.305 · Garbage - R...	-277.29	277.29
TOTAL						-277.29	277.29
Bill Pmt -Check	100039	08/04/2022	Welch Tennis Courts...		1101000 · Cash- Ope...		-787.33
Bill	67768	07/21/2022			572.780 · Amenity Mai...	-614.16	614.16
Bill	67816	07/27/2022			572.780 · Amenity Mai...	-173.17	173.17
TOTAL						-787.33	787.33
Bill Pmt -Check	100040	08/08/2022	Amazon Business		1101000 · Cash- Ope...		-278.99
Bill	1YKG-...	08/03/2022			572.785 · Community ...	-278.99	278.99
TOTAL						-278.99	278.99
Bill Pmt -Check	100041	08/08/2022	Daytona Fire & Safety		1101000 · Cash- Ope...		-388.00
Bill	343655	07/18/2022			572.907 · Fire & Secu...	-388.00	388.00
TOTAL						-388.00	388.00
Bill Pmt -Check	100042	08/08/2022	FPL		1101000 · Cash- Ope...		-3,531.84
Bill	072722...	07/27/2022			531.301 · Electric Ser...	-3,471.61	3,471.61
Bill	072722...	07/27/2022			541.613 · Street Light ...	-32.37	32.37
Bill	072722...	07/27/2022			541.613 · Street Light ...	-27.86	27.86
TOTAL						-3,531.84	3,531.84

Grand Haven CDD
Check Detail
 August 2022

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	100043	08/08/2022	Solitude Lake Manag...		1101000 · Cash- Ope...		-4,750.90
Bill	PI-A00...	08/01/2022			538.602 · Aquatic Con...	-4,376.42	4,376.42
Bill	PI-A00...	08/01/2022			538.605 · Aquatic Con...	-374.48	374.48
TOTAL						-4,750.90	4,750.90
Bill Pmt -Check	100044	08/08/2022	Spectrum		1101000 · Cash- Ope...		-1,273.65
Bill	096045...	07/24/2022			572.709 · Cable Intern...	-1,273.65	1,273.65
TOTAL						-1,273.65	1,273.65
Bill Pmt -Check	100045	08/08/2022	Sunshine State		1101000 · Cash- Ope...		-1,900.00
Bill	321761...	08/02/2022			572.780 · Amenity Mai...	-1,900.00	1,900.00
TOTAL						-1,900.00	1,900.00
Bill Pmt -Check	100046	08/08/2022	The Gate Store, Inc.		1101000 · Cash- Ope...		-157.50
Bill	20173	08/03/2022			529.700 · Guardhouse...	-157.50	157.50
TOTAL						-157.50	157.50
Bill Pmt -Check	100047	08/11/2022	ACF, Inc.		1101000 · Cash- Ope...		-300.00
Bill	023S-1...	07/10/2022			572.780 · Amenity Mai...	-300.00	300.00
TOTAL						-300.00	300.00
Bill Pmt -Check	100048	08/11/2022	Amazon Business		1101000 · Cash- Ope...		-821.72
Bill	1TKN-...	07/27/2022			572.780 · Amenity Mai...	-60.99	60.99
Bill	1QQD-...	07/28/2022			572.780 · Amenity Mai...	-606.05	606.05
Bill	17YY-J...	07/30/2022			572.702 · Office Suppl...	-56.14	56.14
Bill	1WVP-...	08/07/2022			572.780 · Amenity Mai...	-98.54	98.54
TOTAL						-821.72	821.72
Bill Pmt -Check	100049	08/11/2022	Bug-Guard Services,...		1101000 · Cash- Ope...		-50.00
Bill	216127	08/05/2022			572.765 · Pest Control	-25.00	25.00
Bill	216126	08/05/2022			572.765 · Pest Control	-25.00	25.00
TOTAL						-50.00	50.00
Bill Pmt -Check	100050	08/11/2022	Celera IT Services, I...		1101000 · Cash- Ope...		-4,719.00
Bill	1526	07/24/2022			572.780 · Amenity Mai...	-2,220.00	2,220.00
Bill	1539	08/01/2022			519.952 · IT Support	-2,499.00	2,499.00
TOTAL						-4,719.00	4,719.00
Bill Pmt -Check	100051	08/11/2022	Culligan		1101000 · Cash- Ope...		-172.70
Bill	073122...	07/31/2022			572.780 · Amenity Mai...	-8.90	8.90
Bill	073122...	07/31/2022			572.780 · Amenity Mai...	-78.90	78.90
Bill	073122...	07/31/2022			572.780 · Amenity Mai...	-84.90	84.90
TOTAL						-172.70	172.70

Grand Haven CDD
Check Detail
 August 2022

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	100052	08/11/2022	FPL		1101000 · Cash- Ope...		-1,920.25
Bill	071922...	07/19/2022			531.307 · Street Lights	-75.01	75.01
Bill	071922...	07/19/2022			531.307 · Street Lights	-27.37	27.37
Bill	071922...	07/19/2022			531.307 · Street Lights	-28.69	28.69
Bill	071922...	07/19/2022			531.307 · Street Lights	-30.09	30.09
Bill	071922...	07/19/2022			531.307 · Street Lights	-26.87	26.87
Bill	071922...	07/19/2022			531.307 · Street Lights	-28.92	28.92
Bill	071922...	07/19/2022			531.307 · Street Lights	-28.83	28.83
Bill	072722...	07/27/2022			531.307 · Street Lights	-30.56	30.56
Bill	072722...	07/27/2022			531.307 · Street Lights	-65.74	65.74
Bill	072722...	07/27/2022			531.307 · Street Lights	-60.42	60.42
Bill	072722...	07/27/2022			531.301 · Electric Ser...	-32.79	32.79
Bill	072722...	07/27/2022			531.307 · Street Lights	-26.55	26.55
Bill	072722...	07/27/2022			531.307 · Street Lights	-26.82	26.82
Bill	072722...	07/27/2022			531.309 · Electric - Cr...	-1,404.61	1,404.61
Bill	072722...	07/27/2022			531.301 · Electric Ser...	-26.98	26.98
TOTAL						-1,920.25	1,920.25
Bill Pmt -Check	100053	08/11/2022	FPL		1101000 · Cash- Ope...		-157.46
Bill	071922...	07/19/2022			531.307 · Street Lights	-29.63	29.63
Bill	071922...	07/19/2022			531.307 · Street Lights	-28.83	28.83
Bill	072722...	07/27/2022			531.301 · Electric Ser...	-99.00	99.00
TOTAL						-157.46	157.46
Bill Pmt -Check	100054	08/11/2022	FPL Summary		1101000 · Cash- Ope...		-1,944.00
Bill	072922...	07/29/2022			531.301 · Electric Ser...	-367.11	367.11
					531.307 · Street Lights	-1,576.89	1,576.89
TOTAL						-1,944.00	1,944.00
Bill Pmt -Check	100055	08/11/2022	Louise Leister		1101000 · Cash- Ope...		-800.00
Bill	01525	08/06/2022			539.600 · Horticultural...	-800.00	800.00
TOTAL						-800.00	800.00
Bill Pmt -Check	100056	08/11/2022	Massey Services Inc.		1101000 · Cash- Ope...		-80.00
Bill	489322...	07/26/2022			572.765 · Pest Control	-45.00	45.00
Bill	491687...	07/26/2022			572.765 · Pest Control	-35.00	35.00
TOTAL						-80.00	80.00
Bill Pmt -Check	100057	08/11/2022	Plantation Floors an...		1101000 · Cash- Ope...		-33,075.00
Bill	253137...	07/29/2022			539.654 · Phase 3 Bat...	-4,725.00	4,725.00
Bill	253137...	08/01/2022			539.654 · Phase 3 Bat...	-28,350.00	28,350.00
TOTAL						-33,075.00	33,075.00
Bill Pmt -Check	100058	08/11/2022	Sprint		1101000 · Cash- Ope...		-621.74
Bill	757386...	07/23/2022			529.740 · Cell Phones	-621.74	621.74
TOTAL						-621.74	621.74
Bill Pmt -Check	100059	08/11/2022	The Gate Store, Inc.		1101000 · Cash- Ope...		-2,713.54
Bill	20059	07/27/2022			529.736 · Gate Operat...	-467.49	467.49
Bill	20029	07/27/2022			529.736 · Gate Operat...	-832.30	832.30
Bill	20032	07/27/2022			529.736 · Gate Operat...	-1,413.75	1,413.75
TOTAL						-2,713.54	2,713.54

Grand Haven CDD
Check Detail
 August 2022

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	100060	08/11/2022	Vector Security, Inc.		1101000 · Cash- Ope...		-89.95
Bill	704816...	07/26/2022			572.907 · Fire & Secu...	-89.95	89.95
TOTAL						-89.95	89.95
Bill Pmt -Check	100061	08/11/2022	VerdeGo		1101000 · Cash- Ope...		-55,034.32
Bill	8841	07/31/2022			539.608 · Landscape ...	-3,831.00	3,831.00
Bill	8885	08/01/2022			539.604 · Landscape ...	-48,817.82	48,817.82
Bill	9019	08/09/2022			539.659 · Landscape ...	-2,385.50	2,385.50
TOTAL						-55,034.32	55,034.32
Bill Pmt -Check	100062	08/11/2022	Welch Tennis Courts...		1101000 · Cash- Ope...		-1,461.72
Bill	67941	08/08/2022			572.780 · Amenity Mai...	-1,461.72	1,461.72
TOTAL						-1,461.72	1,461.72
Bill Pmt -Check	100063	08/11/2022	Kimley-Horn		1101000 · Cash- Ope...		-5,950.89
Bill	142434...	07/31/2022			519.320 · Engineering	-5,950.89	5,950.89
TOTAL						-5,950.89	5,950.89
Bill Pmt -Check	100064	08/12/2022	Amenity Management		1101000 · Cash- Ope...		-49,398.80
Bill	400982	08/01/2022			572.305 · Amenity Ma...	-49,398.80	49,398.80
TOTAL						-49,398.80	49,398.80
Bill Pmt -Check	100065	08/12/2022	Waste Management		1101000 · Cash- Ope...		-632.20
Bill	072522...	07/25/2022			534.305 · Garbage - R...	-632.20	632.20
TOTAL						-632.20	632.20
Bill Pmt -Check	100066	08/17/2022	Amazon Business		1101000 · Cash- Ope...		-350.59
Bill	174F-H...	08/08/2022			572.780 · Amenity Mai...	-55.48	55.48
Bill	1R6Y-...	08/09/2022			572.780 · Amenity Mai...	-175.08	175.08
Bill	1WVR-...	08/10/2022			572.702 · Office Suppl...	-9.99	9.99
Bill	1JXF-...	08/14/2022			572.702 · Office Suppl...	-20.99	20.99
Bill	1XN7-...	08/14/2022			529.700 · Guardhouse...	-89.05	89.05
TOTAL						-350.59	350.59
Bill Pmt -Check	100067	08/17/2022	Culligan		1101000 · Cash- Ope...		-172.70
Bill	073120...	07/31/2022			572.780 · Amenity Mai...	-172.70	172.70
TOTAL						-172.70	172.70
Bill Pmt -Check	100068	08/17/2022	DoorKing Inc.		1101000 · Cash- Ope...		-10.00
Bill	1857660	08/10/2022			529.736 · Gate Operat...	-10.00	10.00
TOTAL						-10.00	10.00
Bill Pmt -Check	100069	08/17/2022	DPFG		1101000 · Cash- Ope...		-6,704.17
Bill	401654	08/01/2022			513.100 · District Man...	-6,704.17	6,704.17
TOTAL						-6,704.17	6,704.17

Grand Haven CDD
Check Detail
 August 2022

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	100070	08/17/2022	Guard One Protectiv...		1101000 · Cash- Ope...		-8,030.24
Bill	129222	08/09/2022			529.306 · Gate Acces...	-8,030.24	8,030.24
TOTAL						-8,030.24	8,030.24
Bill Pmt -Check	100071	08/17/2022	Harbour Plumbing		1101000 · Cash- Ope...		-10,524.00
Bill	14488	08/15/2022			539.654 · Phase 3 Bat...	-8,670.00	8,670.00
Bill	14489	08/15/2022			539.654 · Phase 3 Bat...	-1,854.00	1,854.00
TOTAL						-10,524.00	10,524.00
Bill Pmt -Check	100072	08/17/2022	Lloyd's Exercise Equ...		1101000 · Cash- Ope...		-95.00
Bill	K94-67	08/05/2022			572.780 · Amenity Mai...	-95.00	95.00
TOTAL						-95.00	95.00
Bill Pmt -Check	100073	08/17/2022	SE Cline		1101000 · Cash- Ope...		-80,962.00
Bill	9826	07/29/2022			539.650 · Concrete C...	-80,962.00	80,962.00
TOTAL						-80,962.00	80,962.00
Bill Pmt -Check	100074	08/24/2022	A & A Lock, Inc.		1101000 · Cash- Ope...		-1,860.00
Bill	104303	08/10/2022			539.755 · Unbudgeted...	-1,140.00	1,140.00
Bill	104315	08/18/2022			539.755 · Unbudgeted...	-720.00	720.00
TOTAL						-1,860.00	1,860.00
Bill Pmt -Check	100075	08/24/2022	Allied Administrators		1101000 · Cash- Ope...		-359.26
Bill	081022...	08/10/2022			572.913 · Health Insur...	-359.26	359.26
TOTAL						-359.26	359.26
Bill Pmt -Check	100076	08/24/2022	Amazon Business		1101000 · Cash- Ope...		-380.00
Bill	1F9P-1...	08/16/2022			572.785 · Community ...	-380.00	380.00
TOTAL						-380.00	380.00
Bill Pmt -Check	100077	08/24/2022	VerdeGo		1101000 · Cash- Ope...		-830.00
Bill	9039	08/17/2022			539.608 · Landscape ...	-830.00	830.00
TOTAL						-830.00	830.00
Bill Pmt -Check	100078	08/24/2022	WebWatchDogs		1101000 · Cash- Ope...		-600.00
Bill	7817	08/10/2022			572.780 · Amenity Mai...	-300.00	300.00
					572.785 · Community ...	-300.00	300.00
TOTAL						-600.00	600.00
Bill Pmt -Check	100079	08/24/2022	Kimley-Horn		1101000 · Cash- Ope...		-3,307.50
Bill	142434...	06/30/2022			519.320 · Engineering	-3,307.50	3,307.50
TOTAL						-3,307.50	3,307.50
Bill Pmt -Check	100080	08/24/2022	Flagler Finish & Con...		1101000 · Cash- Ope...		-7,480.00
Bill	000108	08/03/2022			539.755 · Unbudgeted...	-4,800.00	4,800.00
Bill	000110	08/11/2022			539.755 · Unbudgeted...	-2,680.00	2,680.00
TOTAL						-7,480.00	7,480.00

Grand Haven CDD
Check Detail
 August 2022

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	100081	08/25/2022	Amazon Business		1101000 · Cash- Ope...		-49.49
Bill	1RRF-...	08/19/2022			572.702 · Office Suppl...	-49.49	49.49
TOTAL						-49.49	49.49
Bill Pmt -Check	100082	08/25/2022	AT&T Mobility		1101000 · Cash- Ope...		-220.54
Bill	287262...	08/06/2022			529.739 · Landlines / ...	-220.54	220.54
TOTAL						-220.54	220.54
Bill Pmt -Check	100083	08/25/2022	M and M		1101000 · Cash- Ope...		-405.00
Bill	1769	07/31/2022			531.308 · Pump Hous...	-405.00	405.00
TOTAL						-405.00	405.00
Bill Pmt -Check	100084	08/25/2022	Massey Services Inc.		1101000 · Cash- Ope...		-45.00
Bill	081522...	08/15/2022			572.765 · Pest Control	-45.00	45.00
TOTAL						-45.00	45.00
Bill Pmt -Check	100085	08/25/2022	Poolsure		1101000 · Cash- Ope...		-1,412.20
Bill	111295...	08/31/2022			572.744 · Pool Chemi...	-1,412.20	1,412.20
TOTAL						-1,412.20	1,412.20
Bill Pmt -Check	100086	08/25/2022	Solitude Lake Manag...		1101000 · Cash- Ope...		-725.00
Bill	PI-A00...	08/19/2022			538.602 · Aquatic Con...	-725.00	725.00
TOTAL						-725.00	725.00
Bill Pmt -Check	100087	08/25/2022	VerdeGo		1101000 · Cash- Ope...		-1,374.00
Bill	8215	05/13/2022			539.751 · Pickleball	-1,374.00	1,374.00
TOTAL						-1,374.00	1,374.00
Bill Pmt -Check	100088	08/25/2022	Welch Tennis Courts...		1101000 · Cash- Ope...		-124.95
Bill	68049	08/16/2022			572.780 · Amenity Mai...	-124.95	124.95
TOTAL						-124.95	124.95
Bill Pmt -Check	100089	08/29/2022	Amazon Business		1101000 · Cash- Ope...		-216.42
Bill	061422-	06/14/2022			572.780 · Amenity Mai...	-45.66	45.66
Bill	070622-	07/06/2022			572.780 · Amenity Mai...	-170.76	170.76
TOTAL						-216.42	216.42
Bill Pmt -Check	100090	08/30/2022	AlarmPro Inc		1101000 · Cash- Ope...		-85.00
Bill	8936	08/23/2022			572.907 · Fire & Secu...	-85.00	85.00
TOTAL						-85.00	85.00
Bill Pmt -Check	100091	08/30/2022	Amazon Business		1101000 · Cash- Ope...		-259.67
Bill	174G-6...	08/22/2022			519.510 · Office Suppl...	-44.18	44.18
Bill	1WP6-...	08/24/2022			572.702 · Office Suppl...	-13.89	13.89
Bill	1DCG-...	08/25/2022			531.307 · Street Lights	-112.10	112.10
Bill	1RLW-...	08/25/2022			572.780 · Amenity Mai...	-89.50	89.50
TOTAL						-259.67	259.67

Grand Haven CDD
Check Detail
 August 2022

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	100092	08/30/2022	Guard One Protectiv...		1101000 · Cash- Ope...		-8,030.24
Bill	129808	08/23/2022			529.306 · Gate Acces...	-8,030.24	8,030.24
TOTAL						-8,030.24	8,030.24
Bill Pmt -Check	100093	08/30/2022	Lloyd's Exercise Equ...		1101000 · Cash- Ope...		-175.00
Bill	94S8-2...	08/23/2022			572.715 · Fitness Cen...	-175.00	175.00
TOTAL						-175.00	175.00
Bill Pmt -Check	100094	08/30/2022	NexStar Electrical		1101000 · Cash- Ope...		-224.00
Bill	0094462	08/23/2022			572.780 · Amenity Mai...	-224.00	224.00
TOTAL						-224.00	224.00
Bill Pmt -Check	100095	08/30/2022	The Gate Store, Inc.		1101000 · Cash- Ope...		-292.50
Bill	20267	08/23/2022			529.700 · Guardhouse...	-135.00	135.00
Bill	20268	08/23/2022			529.700 · Guardhouse...	-157.50	157.50
TOTAL						-292.50	292.50
Bill Pmt -Check	100096	08/30/2022	TUI		1101000 · Cash- Ope...		-154.95
Bill	AR376...	08/26/2022			572.702 · Office Suppl...	-154.95	154.95
TOTAL						-154.95	154.95
Bill Pmt -Check	100097	08/30/2022	Waste Management		1101000 · Cash- Ope...		-909.49
Bill	853379...	08/25/2022			534.305 · Garbage - R...	-277.29	277.29
Bill	853349...	08/25/2022			534.305 · Garbage - R...	-632.20	632.20
TOTAL						-909.49	909.49
Bill Pmt -Check	100098	08/30/2022	Kimley-Horn		1101000 · Cash- Ope...		-3,291.76
Bill	142434...	06/30/2022			519.320 · Engineering	-3,291.76	3,291.76
TOTAL						-3,291.76	3,291.76
Bill Pmt -Check	100099	08/31/2022	BZ Mailing Services, ...		1101000 · Cash- Ope...		-1,479.97
Bill	47716	08/19/2022			519.510 · Office Suppl...	-1,479.97	1,479.97
TOTAL						-1,479.97	1,479.97

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Grand Haven CDD
DPFG
250 International Parkway, Suite 208
Lake Mary, Florida 32746

August 2, 2022

Attention: File # 7188-001
Invoice # 18029

RE: General matters

DATE	DESCRIPTION	HOURS	AMOUNT	LAWYER
Jul-06-22	provide edits to draft of hearing publications for rule amendments; telephone call with manager regarding insurance issues; finalize hearing draft of rules edits;	1.50	427.50	SDC
Jul-07-22	telephone call with manager	0.10	28.50	SDC
Jul-11-22	correspondence with engineer regarding new contract; provide contract edits; correspondence with manager; additional telephone call with manager regarding agenda topics	0.80	228.00	SDC
Jul-12-22	review of assessment information and conference regarding budget notices; telephone call with manager	0.60	171.00	SDC
Jul-13-22	review of correspondence from engineer regarding proposed agreement; provide edits to agreement; correspondence with manager regarding agenda topic for agreement	0.70	199.50	SDC
	exchange correspondence regarding records request and video handling; communications regarding agenda;	0.80	228.00	SDC
	Drafting resolution levying FY 2022-2023 assessments; Drafting resolution adopting FY	1.80	513.00	MEA

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2022-2023 budget; Drafting mailed notice regarding FY 2022-2023 budget hearing; Drafting first publication notice regarding FY 2022-2023 budget hearing; Drafting second publication notice regarding FY 2022-2023 budget hearing.; Office conference with SDC regarding same.

	Updating agreement with Kimley-Horn.	0.30	85.50	MEA
Jul-14-22	review of draft agenda and correspondence related to agenda; preparation of attorney report and related correspondence; review of draft budget and assessment notices	1.40	399.00	SDC
	continue drafting of budget notices, publications and resolutions; review of budget numbers for Ch 197 compliance	1.60	456.00	SDC
Jul-15-22	telephone conference and followup communications regarding question on survey logistics; correspondence with manager regarding public hearing sequence and notices	0.60	171.00	SDC
Jul-19-22	correspondence regarding rules draft and hearing; review of agenda and meeting preparation	0.80	228.00	SDC
Jul-20-22	meeting preparation; telephone call with manager	0.90	256.50	SDC
Jul-21-22	attendance at board meeting	9.60	2,736.00	SDC
Jul-22-22	provide edits to budget notices; correspondence to manager	0.80	228.00	SDC
	telephone call with manager regarding meeting followup	0.10	28.50	SDC
Jul-23-22	Drafting demand letter to Spirit Logistics regarding payment for gate damages.	0.40	114.00	MEA
Jul-28-22	correspondence and telephone call with John L. regarding private campaign event and attendance issues; telephone call with manager regarding same	0.60	171.00	SDC
Jul-29-22	correspondence and telephone call with manager	0.40	114.00	SDC

telephone call with chair regarding hearing notices	0.20	57.00	SDC
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Totals	24.00	<u>57.00</u>	\$6,840.00
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DISBURSEMENTS

Jul-26-22	Postage - Certified letter to Spirit Logistics LLC	7.85	
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Totals		<u>7.85</u>	\$7.85
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Total Fee & Disbursements			<u>\$6,847.85</u>
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Previous Balance			11,998.50
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Balance Now Due			<u>\$18,846.35</u>
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Please use the invoice address for PAYMENTS ONLY:

219 Shiloh Cove
Heathrow, FL 32746

Effective August 1, 2022, our new physical address
for all other correspondence is:

1800 Town Plaza Court
Winter Springs, FL 32708

TAX ID Number 26-1572385



250 International Parkway, Suite 280
Lake Mary, FL 32746
TEL: 321-263-0132

Bill To

Grand Haven Community Development District
c/o DPFM Management & Consulting LLC
250 International Parkway
Suite 280
Lake Mary FL 32746

Invoice

Date 8/1/2022
Invoice # 401654

In Reference To:

Monthly contracted management fess, as follows:

PLEASE REMIT PAYMENT TO CORPORATE HEADQUARTERS:
DPFG M&C
c/o Vesta Property Services, Inc.
245 Riverside Avenue, Suite 300
Jacksonville, FL 32202

Description	Quantity	Rate	Amount
Professional Management Services	1		3,260.42
Administrative Services	1		866.67
Accounting Services	1		1,789.58
Assessment Roll & Revenue Collection Services	1		787.50

Total \$6,704.17

EXHIBIT 8

1 **MINUTES OF MEETING**

2 **GRAND HAVEN**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Workshop Meeting of the Board of Supervisors of the Grand Haven Community Development
5 District was held on Thursday, August 4, 2022 at 9:04 a.m. in the Grand Haven Room, at the Grand Haven
6 Village Center, 2001 Waterside Parkway, Palm Coast, Florida 32137.

7 **FIRST ORDER OF BUSINESS – Call to Order/Roll Call**

8 Mr. Howden called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

10	Chip Howden	Board Supervisor, Chairman
11	Kevin Foley	Board Supervisor, Vice Chairman
12	Dr. Merrill Stass-Isern	Board Supervisor, Assistant Secretary
13	Michael Flanagan	Board Supervisor, Assistant Secretary
14	John Polizzi	Board Supervisor, Assistant Secretary

15 Also present were:

16	David McInnes	District Manager, DPFM Management & Consulting
17	David Sowell (<i>via phone</i>)	District Engineer, Kimley-Horn
18	Barry Kloptosky	CDD Operations Manager
19	Vanessa Stepniak	CDD Office Manager
20	Will Hinton	Solitude Lake Management

21 *The following is a summary of the discussions and actions taken at the August 4, 2022 Grand Haven CDD*
22 *Board of Supervisors Workshop Meeting.*

23 **SECOND ORDER OF BUSINESS – Pledge of Allegiance**

24 The Pledge of Allegiance was recited.

25 Prior to proceeding with the Third Order of Business, Mr. Howden expressed appreciation for the
26 audience in attendance, and noted that while workshop meetings at Grand Haven CDD did not
27 generally have designated periods for public comment, the Board would be taking comments at
28 10:00 a.m. on the security discussion item.

29 **THIRD ORDER OF BUSINESS – Presentations**

30 A. Solitude – Pond Water Quality & Related Matters

31 Mr. Hinton presented on behalf of Solitude Lake Management, explaining the effects of aeration
32 systems on water body health, and stressing the need for careful applications of pond chemicals to
33 avoid resistant algae growth. Mr. Hinton additionally addressed potential fish kill causes, and
34 highlighted grass clippings and golf course upkeep chemicals as notable sources of algae growth.
35 Mr. Hinton noted the positive effects of dredging, particularly on older ponds, though
36 acknowledged significant costs involved. Comments were made from Supervisors suggesting for
37 policy recommendations to be made, with the inclusion of costs associated to aid with long-term
38 planning and decision-making. Mr. Polizzi noted the need for the District to appropriately balance
39 operational needs with priority projects, and suggested that a first step could be for the Solitude
40 team to produce an assessment of the CDD ponds, with potentially some preliminary
41 recommendations. Mr. Hinton added that he had written some articles with general information on
42 pond health that he could send over to the District Manager for distribution. The Board additionally
43 discussed some suggested options for addressing pond health with the District Engineer. Following

44 discussion, Mr. Hinton stated that he could send over a report on the pond assessments and
45 preliminary recommendations.

46 **FOURTH ORDER OF BUSINESS – Discussion Items**

47 A. Security – Gate Access, Process Efficiency, & Access Issues

48 1. Public Comments

49 Prior to opening the floor to public comment, Mr. Howden gave an overview of actions
50 that had been taken by the CDD over the past year for security, including installing a new
51 central system for resident information and access, conversion of data transfer to a wireless
52 system, replacement of the electric infrastructure for operating the gates, finishing training
53 the gatehouse guards on a new tablet-based access process, and creating analytical reports.

54 A resident commented that she felt that the call box was outdated and ran on a potentially
55 confusing system. The resident additionally noted that there were no gates on the sidewalk,
56 commenting on the level of foot traffic they received.

57 A resident noted that there had been a lot of debate over cell phone usage for access, and
58 requested for additional clarification on the security issues leading to these not being
59 implemented. The resident suggested that information that had been presented on the VoIP
60 system was inaccurate. The resident also noted that the voice call boxes had poor audio
61 quality when attempting to communicate with guards. The resident suggested
62 implementation of a barrier arm system to improve gate operation efficiency, and made
63 additional suggestions for signage and clicker range to reduce improper access.

64 A resident suggested that barrier arms would not be aesthetically pleasing to some members
65 of the community. The resident also suggested looking into upgrading the camera system
66 to one that could take pictures of drivers and plate numbers for added efficiency at the
67 guardhouse.

68 A resident commented that the gates were aesthetically pleasing but he did not feel that
69 they served much security function, and encouraged the Board to determine how they
70 defined a secure community. The resident recommended looking to get opinions from a
71 professional company on how to handle the gates.

72 A resident suggested for the gates to be better configured with vendor codes allowing easy
73 access for company vehicles, additionally noting that these codes could be changed out on
74 a regular basis. The resident suggested that the codes would help alleviate congestion.

75 Multiple residents agreed with the previous resident comments on acquiring professional
76 opinions on the gates, indicating that the Board and residents were not experts on gate
77 security.

78 *(The Board recessed the meeting at 10:51 a.m. and reconvened several minutes later.)*

79 *(Mr. Polizzi left the meeting and rejoined the meeting via phone.)*

80 2. Exhibit 1: Visitor/Vendor Vehicle Gate Operations

81 3. Exhibit 2: Previously Submitted Resident Comments

82 Mr. McInnes gave an overview of the previously submitted resident comments, noting
83 some suggestions for tighter security controls at the main gate and for preventing non-
84 resident access to the amenities without a visitor pass from the office.

85 4. Exhibit 3: Wild Oaks Resident Survey

86 5. Exhibit 4: Supervisor Comments

87 The Board discussed how to handle pedestrian and bicycle access, as well as control of the
88 perimeter of the community. The Board discussed vehicle security as a more pressing
89 short-term item, and perimeter security as a longer-term item.

90 Mr. Howden asked whether discussions should involve physical call box operations as their
91 own separate discussion item. Mr. Foley commented that this was one of multiple issues
92 that had been identified, and suggested that these issues be outlined to security companies
93 to have them give options, alternatives, and recommendations with associated costs. Mr.
94 Flanagan agreed that experts would be useful to have for recommending and implementing
95 solutions to long-term security issues, but felt that the shorter-term issues could be
96 addressed by actions already taken with software systems currently in place. Mr. Flanagan
97 voiced support for looking into the capabilities of current software to see if there were
98 issues that could be addressed in an immediate timeframe.

99 Ms. Stepniak explained that residents' cell phones would need to be added to the call box
100 manually and indicated that this would be a lengthy process. In response to a comment
101 from Mr. McInnes, Ms. Stepniak clarified that residents did not currently have the
102 capability to add their cell phone number through the portal but that a module could be
103 implemented to allow this. Discussion ensued regarding the software. Mr. Polizzi asked if
104 residents could choose to use their home or cell phone number. Ms. Stepniak confirmed
105 this was possible.

106 The Board and staff proceeded to discuss the Automated Attendant module. Ms. Stepniak
107 indicated that she felt the Automated Attendant was more valuable than Caller ID.

108 The Board and staff discussed the Email Notification module. In response to a question
109 from Mr. Howden, Ms. Stepniak confirmed that this module was already included in the
110 District's software and would not incur an additional charge. She noted that this module
111 would take time to implement. Mr. Foley and Mr. Flanagan requested to have the
112 implementation specialist attend the next meeting via phone to answer questions from the
113 Board.

114 Ms. Stepniak noted that official proposals could also be obtained for any of the specific
115 models wanted by the Board. In response to a comment from Mr. Howden, Ms. Stepniak
116 clarified that the email notifications were optional. Mr. Howden requested that Ms.
117 Stepniak obtain proposals from Celera on 3 modules, confirm whether an additional line
118 needed to be installed, turn on email notifications, inform residents that they need to
119 register their email addresses with the office, confirm opt-in and opt-out options for text
120 notifications, determine if there was a limit for the number of phone numbers, and find out
121 the cost of the module. Mr. Polizzi asked Ms. Stepniak to confirm whether the modules
122 would result in any infrastructure changes.

123 Mr. Howden requested input from the Board regarding post orders for the guards. Dr.
124 Merrill suggested taking a photo of visitors' driver's licenses. Ms. Stepniak explained that
125 this would not be permitted. Mr. Kloptosky added that he believed guards could not ask to
126 see driver's licenses. Ms. Stepniak noted that guards could ask to see residents' Grand
127 Haven IDs. Mr. Howden indicated that he would like to speak with Mr. Clark for guidance.

128 Mr. Flanagan requested that Mr. Kloptosky, Ms. Stepniak, and Mr. McInnes collaborate
129 via email with the vendors and report back to the Board. Mr. McInnes requested that the
130 supervisors email their questions for the vendors by the following Monday morning. Mr.
131 Polizzi suggested having the software vendor lead the discussion. Mr. Howden expressed
132 concerns about putting one vendor in control of other vendors. Mr. Kloptosky advised
133 allowing District staff to manage the vendors.

134 **FIFTH ORDER OF BUSINESS – Next Meeting Quorum Check: August 18, 3:00 PM – FY23 Budget**
135 **PH at 5:00 PM**

- 136 • Quorum Check

137 All Board members present stated that they would be in attendance at the next meeting scheduled
138 for August 18, which would fulfill a quorum. Mr. Polizzi indicated that he would be attending the
139 meeting remotely. Mr. Howden briefly reviewed items of discussion for the next meeting.

140 **SIXTH ORDER OF BUSINESS – Action Items Review**

141 Mr. McInnes provided the list of action items as discussed in the meeting, being as follows:

- 142 • The District Manager will provide Solitude with Dr. Clark’s documents and Louise Leister’s
143 contact information.
- 144 • The Operations Manager will obtain proposals from Celera on 3 additional modules.
- 145 • Supervisors will send the District Manager comments on their immediate fixes for security-related
146 vendors.

147 **SEVENTH ORDER OF BUSINESS – Adjournment**

148 The Board adjourned the meeting, at 1:05 p.m., for the Grand Haven Community Development
149 District.

150 **Each person who decides to appeal any decision made by the Board with respect to any matter considered*
151 *at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made,*
152 *including the testimony and evidence upon which such appeal is to be based.*

153 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
154 **meeting held on September 15, 2022.**

155

Signature

Signature

Printed Name

Printed Name

156 Title: Secretary Assistant Secretary

Title: Chairman Vice Chairman

EXHIBIT 9

1 **MINUTES OF MEETING**

2 **GRAND HAVEN**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Grand Haven Community Development
5 District was held on Thursday, August 18, 2022 at 3:04 p.m. in the Grand Haven Room, at the Grand Haven
6 Village Center, 2001 Waterside Parkway, Palm Coast, Florida 32137.

7 **FIRST ORDER OF BUSINESS – Call to Order/Roll Call**

8 Mr. McInnes called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

10	Chip Howden	Board Supervisor, Chairman
11	Kevin Foley	Board Supervisor, Vice Chairman
12	Michael Flanagan	Board Supervisor, Assistant Secretary
13	John Polizzi (<i>via phone</i>)	Board Supervisor, Assistant Secretary
14	Dr. Merrill Stass-Isern	Board Supervisor, Assistant Secretary

15 Also present were:

16	David McInnes	District Manager, DPFM Management & Consulting
17	Scott Smith	Vesta
18	Dana Harden	Vesta
19	Scott Clark	District Counsel, Clark & Albaugh, LLP
20	Barry Kloptosky	CDD Operations Manager
21	Vanessa Stepniak	CDD Office Manager
22	John Lucansky	Amenity Manager, Vesta Property Services
23	David Hall	Resident
24	Jan Bearce	Resident
25	Marlene Hall	Resident
26	Mike Mitchell	Resident

27 *The following is a summary of the discussions and actions taken at the August 18, 2022 Grand Haven CDD*
28 *Board of Supervisors Regular Meeting.*

29 **SECOND ORDER OF BUSINESS – Pledge of Allegiance**

30 The Pledge of Allegiance was recited.

31 **THIRD ORDER OF BUSINESS – Audience Comments – (*for non-agenda items - limited to 3 minutes***
32 *per individual)*

33 Mr. Hall commented positively on the presentation from Solitude at the previous meeting and on
34 the progress being made with the Pond 24 issue.

35 Ms. Bearce expressed that she felt the District had allocated too much money for staff's wages,
36 health insurance, and incentives. She additionally requested for Zoom attendees to be permitted to
37 participate in Audience Comments.

38 **FOURTH ORDER OF BUSINESS – Staff Reports**

39 A. Exhibit 1: Amenity Manager: John Lucansky

40 Mr. Lucansky indicated that the Tiki Hut Teen Day had not been successful and suggested hosting
41 this event before school starts the next year.

42 In response to a question from Mr. Foley, Mr. Lucansky confirmed that the CDD office had credit
43 card readers.

44 B. District Engineer: David Sowell

45 The District Engineer was not present. Mr. McInnes requested for any questions for the District
46 Engineer to be forwarded to him to pass along.

47 C. Operations Manager: Barry Kloptosky

48 1. Exhibit 2: Presentation of Capital Project Plan Tracker

49 Mr. Kloptosky asked for any questions on the tracker, to which there were none.

50 2. Exhibit 3: Monthly Report

51 Mr. Kloptosky informed the Board that sidewalk repairs were tentatively scheduled with
52 another contractor for the end of August. He indicating that slow progress was being made
53 on the traffic safety project. In response to a question from Mr. Foley, Mr. Kloptosky
54 confirmed that the poles and signs had been obtained. Mr. Kloptosky stated that he did not
55 have a time frame for this project at this point in time.

56 Mr. Flanagan inquired about sidewalk repairs for Waterside Pkwy. Mr. Kloptosky stated
57 that a contractor had recently come out and indicated that he was currently waiting on
58 proposals. Mr. Foley suggested that the Board consider repaving Waterside Pkwy.,
59 dependent on input from the contractor, rather than performing temporary repairs. Mr.
60 Kloptosky recalled that this could be considered after October 1.

61 Mr. Kloptosky noted that the pickleball and croquet court canopies had been installed and
62 stated that the final inspection had been passed. He mentioned that one of the canopies
63 would be lowered and that this would be done in-house.

64 Dr. Merrill inquired about an aeration proposal for Pond 24. Mr. Howden stated that a
65 motion was needed in order to amend the agenda to include the consideration of the
66 Solitude proposal.

67 On a MOTION by Dr. Merrill, SECONDED by Mr. Foley, WITH ALL IN FAVOR, the Board approved
68 the amendment of the agenda to include the consideration of the Solitude Pond 24 Aeration Proposal for
69 the Grand Haven Community Development District.

70 Following the motion, Mr. Kloptosky presented the proposal from Solitude. He stated that
71 Pond 24 was determined to need three aerators in the amount of \$5,577.00. He clarified
72 that this would not be the total cost, as power would be needed for the aerators as well. He
73 stated that the cost of power would range from \$3,000.00 to \$6,500.00. Mr. Flanagan
74 requested that Mr. Kloptosky ensure that Solitude would come back with recommendations
75 for each pond within the community, as previously discussed.

76 Mr. Kloptosky recommended approving a “not to exceed” amount of \$14,000.00 to
77 complete this project. Mr. Howden asked for any audience comments. Ms. Hall spoke in
78 favor of the aeration proposal.

79 On a MOTION by Dr. Merrill, SECONDED by Mr. Foley, WITH ALL IN FAVOR, the Board approved
80 the Solitude Aeration Proposal and electrical supply for Pond 24, in a total amount not to exceed
81 \$14,000.00, for the Grand Haven Community Development District.

82 D. Exhibit 5: District Counsel: Scott Clark

83 Mr. Clark recalled a recent incident that had occurred on the pickleball court, noting that
84 the same resident had been involved in another incident that had occurred approximately a
85 year prior. He discussed the process for notifying residents involved in incident reports and
86 requested direction from the Board to write a formal letter to the resident in order to request

87 that the resident attend the September Regular Meeting to discuss the incident. Mr. Foley
88 and Dr. Merrill spoke in favor of Mr. Clark sending the letter.

89 Dr. Merrill noted that she had reviewed the incident reports over the past year and pointed
90 out that no action appeared to have been taken. Mr. Clark explained that the prior Board
91 had agreed to direct the Chair or District Manager to resolve issues that were not flagrant
92 in nature. He agreed that a new process in which the Board would be made aware of all
93 incidents and action taken by staff should be established.

94 In response to a question from Mr. Flanagan, Mr. Clark clarified that the sheriff would
95 become involved when an expulsion was necessary and indicated that matters of this nature
96 would always be brought to the attention of the Board.

97 Mr. Polizzi indicated that he would be in favor of Mr. Clark sending a letter to the resident.
98 He noted that he did not receive document that Mr. Clark had stated he had sent out. He
99 expressed concerns regarding the Board potentially overriding actions of one of the
100 District's managers and stressed the importance of clarity for the new process. Mr. Clark
101 indicated that the rules and processes would be discussed further later in the meeting. The
102 Board reached a consensus to receive copies of incident reports moving forward.

103 E. District Manager: David McInnes

104 1. Exhibit 4: Meeting Matrix

105 Mr. Howden suggested adding a discussion of Mr. Flanagan's list for Celera regarding
106 technology processes to the September 1 Workshop Agenda, to which there were no
107 objections.

108 Mr. Polizzi stated that he would like to put more substance behind any additional reporting
109 wanted from Snap Survey regarding survey results. He indicated that he would like to keep
110 the information requested relatively limited but focused on items of high importance.

111 2. Exhibit 5: Action Item Report

112 Mr. Howden asked for any question on the report. Mr. Flanagan noted that an email issue
113 had been resolved. Dr. Merrill inquired about the approximate amount of money expected
114 to be left over on Capital projects. Mr. Kloptosky indicated that he would look into this.

115 Mr. Flanagan asked if there had been any updates from the electrician regarding the
116 upgrades for the basketball court lights. Mr. Kloptosky stated that he had not received an
117 update but that he would reach out to the electrician again. Mr. Flanagan suggested using
118 the same electrician for the aerator and to have both projects worked on simultaneously.
119 Mr. Howden indicated that he would prefer to vote on this item, as he did not know whether
120 this would be considered a maintenance or capital item. Mr. Foley expressed agreement.

121 **FIFTH ORDER OF BUSINESS – Consent Agenda Items**

122 A. Exhibit 6: Consideration for Acceptance – The July Unaudited Financial Report

123 B. Exhibit 7: Consideration for Approval – The Minutes of the Board of Supervisors Workshop
124 Meeting Held July 21, 2022

125 On a MOTION by Mr. Foley, SECONDED by Mr. Flanagan, WITH ALL IN FAVOR, the Board approved
126 all items on the Consent Agenda for the Grand Haven Community Development District.

127 **SIXTH ORDER OF BUSINESS – Business Items**

128 A. Consideration of Celera Proposals – To Be Distributed

129 1. (Proposals Forthcoming)

130 2. (Proposals Forthcoming)

131 3. (Proposals Forthcoming)

132 Ms. Stepniak distributed a packet to the Board that included three module proposals and
133 information on modules currently owned by the District that were not yet implemented. Mr.
134 Flanagan inquired about support costs for the modules. Ms. Stepniak clarified that there were no
135 additional support costs and confirmed that this would fall under the District's current contract
136 with Celera.

137 Mr. Polizzi noted that communication with residents would be needed to ensure the modules
138 would be used effectively. Ms. Stepniak stated that the majority of the information could be
139 explained via e-blast. Mr. Polizzi indicated that he would like to have a plan in place and obtain a
140 rough estimate on timing for the implementation of the modules.

141 Mr. Howden reviewed the proposals. He stated that the first proposal was for an Automated
142 Attendant module that would expedite the visitor process at the gatehouse. In response to a
143 question from Mr. Foley, Ms. Stepniak clarified that the system would identify residents by their
144 phone number or a PIN number.

145 Mr. Howden stated that the second proposal was for a Visitor Notification module. He explained
146 that this system would send residents a notification via text message or email to inform them that
147 their visitor had been let in through the gate. Ms. Stepniak noted that permission would need to be
148 received from residents in order for text messages or emails to be sent.

149 Mr. Howden stated that the third proposal was for a Caller ID module. Ms. Stepniak clarified that
150 this module would be for the phone line that was connected to the guardhouse. In response to a
151 question from Mr. Howden, Ms. Stepniak confirmed that Caller ID could identify multiple phone
152 numbers for a singular resident.

153 Ms. Stepniak discussed a Resident Web Portal and Email Authorization module. She clarified
154 that the District already had both of these modules but had not yet implemented them. She
155 explained that the Resident Web Portal module was a website that residents could use to update
156 their information in the system and that the Email Authorization module would allow residents to
157 submit changes through their email address.

158 Ms. Stepniak noted that the last page of the packet included information the Board had requested
159 regarding the Imaging module, which involved scanning driver's licenses and pulling information
160 from the licenses at the gate. Mr. Howden requested input from Mr. Clark on the Imaging
161 module. Mr. Clark explained that scanning driver's licenses could be done but the District would
162 need to ensure that the information would be protected in order to comply with Florida Public
163 Record Laws. Mr. Flanagan indicated that he would be in favor of implementing this module but
164 expressed liability concerns in the event of a data breach. The Board reached a consensus to
165 discuss this module further with Celera at a later point in time. Mr. Polizzi added that he would
166 like for Celera to document their security processes.

167 The Board and staff discussed costs and necessity of the modules. Mr. Howden requested input
168 on whether the Caller ID module was worth the cost. Ms. Stepniak explained that this module
169 would help save time for the guards but indicated that this would be the Board's decision. Mr.
170 Flanagan pointed out that expediting this process would reduce backups on Colbert Ln. and
171 subsequently reduce the risk of accidents.

172 Mr. Foley indicated that he did not think the Visitor Notification module was necessary. Ms.
173 Stepniak noted that residents could opt out of the notifications. She explained that this proposal
174 was obtained due to numerous resident complaints regarding vendors being let in without
175 notification.

176 Mr. Polizzi spoke in favor of allowing residents more opportunities of self-service and indicated
177 that he would be in support of the Caller ID module. Mr. Flanagan stated that he would like to
178 approve all three proposals and move forward with the implementation. Ms. Stepniak indicated
179 that she would come back with a plan for implementation.

180 Mr. Foley inquired about the benefit for residents for the Automated Attendant module. Ms.
181 Stepniak explained that the Automated Attendant module would increase efficiency for residents
182 entering the community and reduce backups on Colbert Ln. Dr. Merrill noted that the Automated
183 Attendant additionally provided documentation that would be beneficial in the event of a security
184 issue.

185 Mr. Howden asked for any audience comments on the modules. Mr. Mitchell spoke in favor of
186 the Automated Attendant module, as this would verify whether callers were actually residents. He
187 expressed security concerns regarding the call boxes at the North Gate, South Gate, the Crossings
188 Gate, and the Wild Oaks Gate. Another audience member expressed support of approving all
189 three modules. Ms. Stepniak noted that the Automated Attendant module would additionally
190 allow guards more availability to take calls for the other call boxes.

191 On a MOTION by Mr. Flanagan, SECONDED by Dr. Merrill, WITH ALL IN FAVOR, the Board approved
192 the Celera Automated Attendant, Visitor Notification, and Caller ID Proposals, in the total amount of
193 \$6,685.00, for the Grand Haven Community Development District.

194 Following the motion, Mr. Howden looked for a motion to recess the meeting before opening the
195 Public Hearing.

196 On a MOTION by Mr. Polizzi, SECONDED by Mr. Flanagan, WITH ALL IN FAVOR, the Board recessed
197 the Regular Meeting at 4:47 p.m. for the Grand Haven Community Development District.

198 *(The Board recessed the meeting at 4:47 p.m. and reconvened at 5:00 p.m.)*

199 **EIGHTH ORDER OF BUSINESS – Rules, Policies & Fees Public Hearing at 5:00 PM**

200 **This Order of Business was presented out of order.**

201 **A. Rules, Policies, & Fees Public Hearing**

202 **1. Open the Public Hearing**

203 On a MOTION by Mr. Howden, SECONDED by Mr. Foley, WITH ALL IN FAVOR, the Board opened
204 the **Rules, Policies, & Fees Public Hearing** at 5:00 p.m. for the Grand Haven Community Development
205 District.

206 **2. Exhibit 8: Presentation of Rules, Policies & Fees Draft**

207 Mr. Clark presented the Rules, Policies & Fees Draft, noting that the proposed rules
208 would increase the non-resident activity fee to \$3,300.00 and update some of the dog
209 rules. He mentioned that the right to use a motorized bike on Waterside Pkwy sidewalks
210 and the Esplanade had been preserved, provided that the bikes were on pedal power
211 mode.

212 He recommended a revision to the language beginning on Page 32 of the draft regarding
213 expulsion. He advised amending this section to allow the Board the option to issue a
214 suspension without issuing a warning in severe cases, at the Board's discretion.
215 Following discussion, the Board agreed to move forward with Mr. Clark's suggestion.

216 **3. Public Comments – *limited up to 3 minutes per individual***

217 There being none, the next item followed.

218 4. Close Public Hearing

219 On a MOTION by Mr. Howden, SECONDED by Mr. Foley, WITH ALL IN FAVOR, the Board closed the
220 **Rules, Policies & Fees Public Hearing** for the Grand Haven Community Development District.

221 *(The Board reconvened the Regular Meeting at 5:20 p.m.)*

222 B. Exhibit 9: Consideration & Adoption of **Resolution 2022-09**, Adopting Rules, Policies, & Fees
223 Amendment

224 On a MOTION by Mr. Foley, SECONDED by Mr. Flanagan, WITH ALL IN FAVOR, the Board adopted
225 **Resolution 2022-09**, Adopting Rules, Policies & Fees Amendment, as revised, for the Grand Haven
226 Community Development District.

227 **SEVENTH ORDER OF BUSINESS – Presentations**

228 A. Chairman’s Comments on Board Activities Including Long Term Planning Process

229 Mr. Howden discussed the efforts the Board had made to provide service to the community at a
230 reasonable cost and to improve communications between the Board and the community. He
231 informed residents that the District had entered four new contracts over the past two years for
232 Amenity Management, Auditing, Engineering, and District Management. He reviewed positive
233 changes made with the new District Management company, particularly in regards to the budget,
234 communications, and the Long Term Plan. He reviewed the planning process behind the Long
235 Term Plan and stressed the need for public input. He noted that a survey would be going out to
236 residents within the next few weeks and indicated that a community discussion would be held
237 regarding the survey results and the Long Term Plan. Mr. Howden additionally gave recognition
238 to Ms. Stepniak, Mr. Lucansky, and Mr. McInnes as critical new staff members.

239 B. Operations Manager’s Comments on Recently Completed Projects

240 Mr. Kloptosky thanked office staff for putting together his presentation. He reviewed a number of
241 recently completed projects, including the Pond Bank Stabilization project, the Golf Course Pier
242 Renovation project, the Croquet Courts project, the Pickleball Courts project, the Fishing Pier
243 Renovation project, the Center Park Pier Renovation project, the Center Park Gazebo project, the
244 Mailbox Kiosk project, the Walking Bridges Renovation project, the Veterans’ Memorial project,
245 the Grand Haven Room Renovation project, the Village Center Renovation project, the Village
246 Center Fitness Center Renovation project, the Village Center Office Renovation project, and the
247 Village Center Bathroom Renovation project. He noted that several projects were performed in-
248 house by staff, which had saved the District a large sum of money.

249 On a MOTION by Mr. Howden, SECONDED by Mr. Foley, WITH ALL IN FAVOR, the Board recessed
250 the Regular Meeting at 5:51 p.m. for the purpose of convening the Budget Public Hearing for the Grand
251 Haven Community Development District.

252 *(The Board recessed the Regular Meeting at 5:51 p.m.)*

253 **NINTH ORDER OF BUSINESS – Budget & Assessment Public Hearings at 5:00 PM**

254 A. **Fiscal Year 2022-2023 Budget Public Hearing**

255 1. Open the Public Hearing

256 Mr. McInnes expressed gratitude to Mr. Foley for his work on the budget and to Mr.
257 Flanagan for creating a PowerPoint for the Budget Public Hearing.

258 On a MOTION by Mr. Howden, SECONDED by Mr. Foley, WITH ALL IN FAVOR, the Board opened
259 the **Fiscal Year 2022-2023 Budget Public Hearing** for the Grand Haven Community Development
260 District.

261 2. Exhibit 10: Presentation of FY 2022-2023 Budget

262 Mr. McInnes presented the FY 2022-2023 budget, noting that the expenses associated
263 with the O&M portion of the proposed budget were projected to rise approximately 4.8%
264 from the current year's adopted budget. He stated that the O&M assessment would be
265 increased by \$99.54 from the current year for single lots. He explained that the Special
266 Reserve Fund would provide monies for Capital Projects, including concrete and gutter
267 works, road paving projects, and landscaping enhancement projects. He indicated that
268 there would be an increase of \$21.77 from the current year for single lots for the Special
269 Reserve Fund Assessment. He stated that the Board's approved total assessment for
270 Fiscal Year 2023 would be \$2,538.34 for single lots, which was a total increase of
271 \$121.31 over the current year's total assessment.

272 3. Public Comments – *limited up to 3 minutes per individual*

273 There being none, the next item followed.

274 4. Close Public Hearing

275 On a MOTION by Mr. Howden, SECONDED by Mr. Foley, WITH ALL IN FAVOR, the Board closed the
276 **Fiscal Year 2022-2023 Budget Public Hearing** for the Grand Haven Community Development District.

277 *(The Board reconvened the Regular Meeting at 6:00 p.m.)*

278 B. Exhibit 11: Consideration & Adoption of **Resolution 2022-10**, Adopting the Fiscal Year 2022-
279 2023 Budget

280 On a MOTION by Dr. Merrill, SECONDED by Mr. Foley, WITH ALL IN FAVOR, the Board adopted
281 **Resolution 2022-10**, Adopting the Fiscal Year 2022-2023 Budget, for the Grand Haven Community
282 Development District.

283 Following a motion, Mr. McInnes looked for a motion to recess the meeting for the purpose of
284 convening the Assessment Public Hearing.

285 On a MOTION by Mr. Howden, SECONDED by Mr. Foley, WITH ALL IN FAVOR, the Board recessed
286 the Regular Meeting at 6:01 p.m. for the purpose of convening the Assessment Public Hearing for the Grand
287 Haven Community Development District.

288 *(The Board recessed the Regular Meeting at 6:01 p.m.)*

289 C. **Fiscal Year 2022-2023 Assessment Public Hearing**

290 1. Open the Public Hearing

291 On a MOTION by Mr. Howden, SECONDED by Mr. Foley, WITH ALL IN FAVOR, the Board opened
292 the **Fiscal Year 2022-2023 Assessment Public Hearing** for the Grand Haven Community Development
293 District.

294 2. Public Comments – *limited up to 3 minutes per individual*

295 There being none, the next item followed.

296 3. Close Public Hearing

297 On a MOTION by Mr. Howden, SECONDED by Mr. Foley, WITH ALL IN FAVOR, the Board closed the
298 **Fiscal Year 2022-2023 Assessment Public Hearing** for the Grand Haven Community Development
299 District.

300 *(The Board reconvened the Regular Meeting at 6:02 p.m.)*

301 D. Exhibit 11: Consideration & Adoption of **Resolution 2022-11**, Providing for the Collection &
302 Enforcement of Special Assessments for Fiscal Year 2022-2023

303 On a MOTION by Mr. Flanagan, SECONDED by Mr. Foley, WITH ALL IN FAVOR, the Board adopted
304 **Resolution 2022-11**, Providing for the Collection & Enforcement of Special Assessments for Fiscal Year
305 2022-2023, for the Grand Haven Community Development District.

306 Following the motion, Mr. McInnes noted that two items earlier on the agenda had not yet been
307 covered.

308 E. Consideration of Restrictions on Gate Access

309 **This item, originally Item B under the Sixth Order of Business, Business Items, was**
310 **presented out of order.**

311 Mr. Clark recalled that the Board had expressed interest in imposing certain restrictions on public
312 access to the community through the gate. He recommended handling this through a formal
313 rulemaking procedure and stated that he would like to develop a rule for the Board's
314 consideration. At the request of Mr. Foley, Mr. Clark provided background information on public
315 access for the audience. He explained that all CDDs with outstanding bonds were required to
316 have their roads open to the public but that the District's bonds had recently been paid off. The
317 Board members unanimously agreed to move forward in the rulemaking process. Mr. Flanagan
318 requested for the draft of the rule to be brought back to the Board for review. Mr. Clark indicated
319 that this would be brought back to the September meeting and requested a motion from the
320 Board.

321 On a MOTION by Mr. Flanagan, SECONDED by Dr. Merrill, WITH ALL IN FAVOR, the Board
322 authorized District Counsel to begin the rulemaking process to restrict public access to the District for the
323 Grand Haven Community Development District.

324 F. Discussion of Update on Resident Survey

325 **This item, originally Item C under the Sixth Order of Business, Business Items, was**
326 **presented out of order.**

327 Mr. Polizzi provided background information on the survey for the benefit of the audience
328 members. He expressed appreciation for residents who assisted in proofing the survey, as well as
329 residents who had volunteered but had been unable to assist due to scheduling conflicts. He
330 indicated that he would submit the names of these residents via email to be included in the
331 Meeting Minutes. The names of the residents who assisted in proofing the survey were as
332 follows: Jan Bearce, Tom Byrne, Donna McGevna, Mark Oehler, and Bill Zeilman. The names of
333 the residents who had volunteered but had been unable to participate were as follows: Ralph
334 Chianelli, Michael Tebanno, and Lewis Beilman. Mr. McInnes noted that an e-blast would be
335 sent out to the community to inform residents that the survey would be arriving in the mail.

336 **TENTH ORDER OF BUSINESS – Supervisors Requests**

337 Mr. Polizzi requested that Mr. McInnes ensure that the names of the residents who had volunteered
338 to assist with the survey were included in the Meeting Minutes.

339 **ELEVENTH ORDER OF BUSINESS – Action Item Summary**

- 340 A. The Operations Manager will contact Solitude and attempt to obtain the pond report.
341 B. The Operations Manager will report back on the expected balance of the Capital Budget.
342 C. The Operations Manager will contact the electrician and obtain an approximate price estimate on
343 the cost for lighting on the basketball court.
344 D. District Counsel will begin rule making for limiting public access to the community and bring back
345 a draft of the proposed rule to the September meeting.

346 **TWELFTH ORDER OF BUSINESS – Next Meeting Quorum Check: September 1st, 9:00 a.m.**

- 347 • Quorum Check
348 All Board members confirmed that they would be present for the meeting, which would establish
349 a quorum.
350 Mr. Howden stood for a Point of Personal Privilege to address the responsibilities and restrictions
351 of Board members with respect to Florida Statute requirements and the agreed upon Code of
352 Conduct. He stated that the District Manager shall charge and supervise the works of the District
353 and be responsible for preserving and maintaining any improvement or facility. He reminded the
354 Board that no individual supervisor had the authority to independently direct work in the District
355 unless authorized by the Board.

356 **THIRTEENTH ORDER OF BUSINESS – Adjournment**

357 Mr. McInnes asked for final questions, comments, or corrections before requesting a motion to
358 adjourn the meeting. There being none, Mr. Foley made a motion to adjourn the meeting.

359 On a MOTION by Mr. Foley, SECONDED by Mr. Flanagan, WITH ALL IN FAVOR, the Board adjourned
360 the meeting, at 6:25 p.m., for the Grand Haven Community Development District.

361 **Each person who decides to appeal any decision made by the Board with respect to any matter considered
362 at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made,
363 including the testimony and evidence upon which such appeal is to be based.*

364 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
365 meeting held on September 15, 2022.**

366
367

Signature

Signature

Printed Name

Printed Name

368 Title: Secretary Assistant Secretary

Title: Chairman Vice Chairman

EXHIBIT 10

RESOLUTION 2022-12

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT DESIGNATING SIGNATORIES FOR THE DISTRICT'S OPERATING BANK ACCOUNT(S); AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Grand Haven Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Flagler County, Florida;

WHEREAS, pursuant to Chapter 190, Florida Statutes, the funds of the District shall be disbursed by the Treasurer and by other such person(s) as may be authorized by the Board; and

WHEREAS, the Board has previously established a local operating bank account for the District; and

WHEREAS, the Board has previously designated authorized signatories on the bank account; and

WHEREAS, the Board desires to rescind and repeal the prior designation and designate new signatories on the account.

NOW BE IT THEREFORE RESOLVED BY THE BOARD OF SUPERVISORS OF THE GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT THAT:

Section 1. The Chair and Vice-Chair of the District's Board of Supervisors, and Howard McGaffney and Johanna Lee and Bridgett Alexander of DPFG Management and Consulting, LLC, are hereby designated as authorized signatories on the District's operating bank accounts.

Section 2. This Resolution shall take effect upon its passage and shall remain in effect unless rescinded or repealed. Further, upon its passage, any previously adopted resolution designating signatories on bank accounts for the District is rescinded and repealed.

PASSED AND ADOPTED this 15th day of September, 2022.

ATTEST:

**GRAND HAVEN COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair, Board of Supervisors