



**Community  
Development District**

**March 2, 2023**

**Workshop Meeting  
Agenda**

District: **GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: Thursday, March 2, 2023  
Time: 9:00 AM  
Location: Grand Haven Room, at the Grand Haven Village Center, located at 2001 Waterside Parkway, Palm Coast, Florida 32137  
Website: <https://www.grandhavencdd.org/>

Ways to Follow Meeting:

Zoom:

<https://vestapropertyservices.zoom.us/j/7055714830?pwd=dUFTN091cjVHZzluYUN0bIEwUUYydz09>

Phone (Listen Only): +1 (929) 205-6099

Meeting ID: 7055714830#

***Revised Workshop Agenda***

**I. Call to Order/ Roll Call**

**II. Pledge of Allegiance**

**III. Discussion Items**

- A. Post Storm Review – previously handed out – 20 mins. allotted
- B. “Flesh on the Bones” for Safety & Security, and Selected Items on Communications Subtopics Contained on “Things to Get Done List” – 45 mins. allotted [Exhibit 1](#)
- C. Phased in Approach for Lighting of Croquet Courts – 15 mins. allotted
- D. **Update on Ad Hoc Fact-Finding Group – Supervisor Flanagan – 15 mins. allotted** [Exhibit 2](#)
- E. Review the Board’s Long Term Capital Plan – 75 mins. allotted [Exhibit 3](#)
- F. Grand Haven Master Association Update – if need – Vice Chair Polizzi – 10 mins. allotted
- G. **FY 2024 Budget – Continued – 15 mins. allotted** [Exhibit 4](#)

**IV. Next Meeting Quorum Check: March 16<sup>th</sup>, 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
Nancy Crouch	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO

**V. Action Items Review**

**VI. Adjournment**

# EXHIBIT 1

# GRAND HAVEN MEETING AGENDA MATRIX

<b>March, 2023</b>	<b>Workshop: 3/2</b>	<p><b><i>Presentations</i></b></p> <p><b><i>Discussions</i></b></p> <ul style="list-style-type: none"> <li>• Post Storm Review</li> <li>• “Flesh on the Bones” for subtopics on “Things to Get Done List”</li> <li>• Discussion of phased in approach for lighting of croquet courts</li> <li>• Update on Ad Hoc Fact Finding Group (Supervisor Flanagan)</li> <li>• Complete the Board Long Term Capital Plan</li> <li>• Grand Haven Master Association Update from Vice Chair Polizzi</li> <li>• FY 2024 Budget--continued</li> </ul>	<ul style="list-style-type: none"> <li>• Led by Supervisor who posed the idea</li> </ul>
	<b>Regular Meeting: 3/16</b>	<p><b><i>Staff Reports</i></b></p> <ul style="list-style-type: none"> <li>• District Engineer</li> <li>• District Counsel</li> <li>• District Manager</li> </ul> <p><b><i>Consent Agenda Items</i></b></p> <ul style="list-style-type: none"> <li>• Meeting Minutes                             <ul style="list-style-type: none"> <li>○ 2/2/2023 Workshop</li> <li>○ 2/16/2023 Regular Meeting</li> </ul> </li> <li>• Unaudited Financials (February, 2023)</li> </ul> <p><b><i>Business Items</i></b></p> <ul style="list-style-type: none"> <li>• Acceptance of FY 2021 Financial Audit</li> </ul> <p><b><i>Discussions</i></b></p> <ul style="list-style-type: none"> <li>• FY 2024 Budget—continued</li> <li>• Post Orders</li> </ul>	<ul style="list-style-type: none"> <li>• Including Café Renovation Process update</li> <li>• Initial draft provided to Board on 1/19/2023</li> </ul>

## GRAND HAVEN MEETING AGENDA MATRIX

<b>April, 2023</b>	<b>Workshop: 4/6</b>	<p><b><i>Presentations</i></b></p> <p><b><i>Discussions</i></b></p> <ul style="list-style-type: none"> <li>• FY 2024 Budget—continued</li> <li>• Parking Discussion and Recommendation</li> <li>• Grand Haven Master Association Update from Vice Chair Polizzi</li> </ul>	<ul style="list-style-type: none"> <li>• Barry to provide estimated dollar figure for Café renovation and edits to the next 3-5 years on L-T Capital Plan</li> <li>• John Lucansky’s report from February-March</li> </ul>
	<b>Regular Meeting: 4/20</b>	<p><b><i>Staff Reports</i></b></p> <ul style="list-style-type: none"> <li>• District Engineer</li> <li>• District Counsel</li> <li>• District Manager</li> </ul> <p><b><i>Consent Agenda Items</i></b></p> <ul style="list-style-type: none"> <li>• Meeting Minutes               <ul style="list-style-type: none"> <li>○ 3/2/2023 Workshop</li> <li>○ 3/16/2023 Regular Meeting</li> </ul> </li> <li>• Unaudited Financials (March, 2023)</li> </ul> <p><b><i>Business Items</i></b></p> <ul style="list-style-type: none"> <li>• Consideration of Parking Recommendations from 4/6 workshop</li> </ul> <p><b><i>Discussions</i></b></p> <ul style="list-style-type: none"> <li>• FY 2024 Budget—continued</li> </ul>	

## GRAND HAVEN MEETING AGENDA MATRIX

<b>May, 2023</b>	<b>Workshop: 5/4</b>	<p><b><i>Presentations</i></b></p> <p><b><i>Discussions</i></b></p> <ul style="list-style-type: none"> <li>• FY 2024 Budget—continued</li> <li>• Grand Haven Master Association Update from Vice Chair Polizzi</li> </ul>	
	<b>Regular Meeting: 5/18</b>	<p><b><i>Staff Reports</i></b></p> <ul style="list-style-type: none"> <li>• District Engineer</li> <li>• District Counsel</li> <li>• District Manager</li> </ul> <p><b><i>Consent Agenda Items</i></b></p> <ul style="list-style-type: none"> <li>• Meeting Minutes             <ul style="list-style-type: none"> <li>○ 4/6/2023 Workshop</li> <li>○ 4/20/2023 Regular Meeting</li> </ul> </li> <li>• Unaudited Financials (April, 2023)</li> </ul> <p><b><i>Business Items</i></b></p> <p><b><i>Discussions</i></b></p> <ul style="list-style-type: none"> <li>• FY 2024 Budget--continued</li> </ul>	

# GRAND HAVEN MEETING AGENDA MATRIX

<b>June, 2023</b>	<b>Workshop: 6/1</b>	<p><b><i>Presentations</i></b></p> <p><b><i>Discussions</i></b></p> <ul style="list-style-type: none"> <li>• FY 2024 Budget—continued</li> <li>• District staffing needs</li> <li>• Grand Haven Master Association Update from Vice Chair Polizzi</li> </ul>	
	<b>Regular Meeting: 6/15</b>	<p><b><i>Staff Reports</i></b></p> <ul style="list-style-type: none"> <li>• District Engineer</li> <li>• District Counsel</li> <li>• District Manager</li> </ul> <p><b><i>Consent Agenda Items</i></b></p> <ul style="list-style-type: none"> <li>• Meeting Minutes</li> <li>• 5/4/2023 Workshop</li> <li>• 5/18/2023 Regular Meeting</li> <li>• Unaudited Financials (May, 2023)</li> </ul> <p><b><i>Business Items</i></b></p> <p><b><i>Discussions</i></b></p> <ul style="list-style-type: none"> <li>• FY 2024 Budget—continued</li> <li>• Solar Evaluation/Alternative</li> </ul>	<ul style="list-style-type: none"> <li>• OM has collected information in past on this issue. Look for updates and new alternative in the marketplace</li> </ul>

**GRAND HAVEN MEETING AGENDA MATRIX**

<b>July, 2023</b>	<b>Workshop:</b>	No workshop	
	<b>Regular Meeting: 7/20</b>	<p><b>Staff Reports</b></p> <ul style="list-style-type: none"> <li>• District Engineer</li> <li>• District Counsel</li> <li>• District Manager</li> </ul> <p><b>Consent Agenda Items</b></p> <ul style="list-style-type: none"> <li>• Meeting Minutes</li> <li>• 6/1/2023 Workshop</li> <li>• 6/15/2023 Regular Meeting</li> <li>• Unaudited Financials (June, 2023)</li> </ul> <p><b>Business Items</b></p> <p><b>Discussions</b></p> <ul style="list-style-type: none"> <li>• FY 2024 Budget—continued</li> </ul>	



**GRAND HAVEN MEETING AGENDA MATRIX**

<p><i>Unscheduled Items</i></p>		<p><i>Future Workshop Issues:</i></p> <ul style="list-style-type: none"> <li>• 10-Year Plan Presentation and Updates from Townhall Meeting</li> </ul> <p><i>Future Meeting Issues:</i></p> <ul style="list-style-type: none"> <li>• Approval of Debris Removal contract</li> </ul>	<ul style="list-style-type: none"> <li>• Add comments from residents from Townhall style workshop to the 10 year plan that the Board paused in Spring, 2022</li> <li>• In conjunction with FY 2024 budget presentation</li> </ul> <ul style="list-style-type: none"> <li>• DC to advise on date</li> </ul>
---------------------------------	--	--	---

## GRAND HAVEN MEETING AGENDA MATRIX

SUBJECT	NOTES
Communications	<ul style="list-style-type: none"> <li>• New website</li> <li>• Chair to write annual report to residents</li> <li>• “New Work in Progress” schedule on website</li> <li>• Regular communications with HOA</li> <li>• Periodic Socials—get to know board; tutorials on new tech</li> <li>• Build relationship with City and County</li> <li>• Ten year plan presentation</li> <li>• E-Blasts about encroachment on CDD owned land (District Counsel to provide guidance)</li> <li>• Include \$ amounts in E-Blasts if known (e.g. the cost of cleaning out drains for putting yard debris in it)</li> <li>• City/County Relations, Enforcement Agencies, Chairman, DM, Ops. Mgr</li> </ul>
Safety and Security	<ul style="list-style-type: none"> <li>• Improve visibility at intersections along Waterside</li> <li>• Plan for more perimeter fencing</li> <li>• Modifications of all gates</li> <li>• Inspect roads and walkways</li> <li>• Eliminate tailgating at Gate</li> <li>• Technology for gate access</li> <li>• Work with county and HOA regarding hogs</li> <li>• Gate options for sidewalks</li> <li>• Cell phone gate access for visitors</li> </ul>
Café’ Renovations	
Staffing/Organization	<ul style="list-style-type: none"> <li>• Staff Chief(new) to be in charge of ALL communications</li> <li>• Need roles...Compensation &amp; Benefits</li> <li>• OM Assistant &amp; more field workers</li> <li>• Use professional job recruiter</li> </ul>
Pond and Bank Plan	
Tech Strategy	
Parking Lot	
Alternative Energy	
Ten Year Plan	
What to do with Parcel K	

**THIS PAGE IS UNDER REVIEW**

# EXHIBIT 2

The CDD Board has heard you and is working on developing a comprehensive communication plan. We are asking for volunteers to be part of a fact-finding group that will help in capturing communication formats (web, paper, text, etc.), frequency of communication(s), and information content residents find most useful. The group will have no more than 6 members and will work with Supervisor Flanagan whom the Board has tasked with this activity. The group will meet once a week for 5 weeks with the first meeting to be held on [XX/XX/XXXX at AM/PM in TBD](#). Volunteers will be the focal points for our Community to be sure we have the greatest input.

The group will document facts from their efforts that will be presented to the Board so decisions can be made for establishing a plan of action.

**Please click on the following link to submit your contact information.**

[Submit Contact Information](#)

Supervisor Flanagan will contact you to discuss how the Committee will work and the first meeting date.

Our community is fortunate to have people from diverse geographies and experiences. Please volunteer.

**Thank you.**

**Supervisor Flanagan**

This page left blank intentionally.



## ***Grand Haven Fact Finding Volunteer Form***

**Subject or Topic:**

**Start Date:**

**Estimated Length of Commitment:**

**Estimated Number of Meetings:**

**Number of Residents:**

### **Volunteer Information**

<b>FIRST NAME</b>	<b>LAST NAME</b>
<b>HOME ADDRESS</b>	
<b>MOBILE PHONE NUMBER</b>	<b>EMAIL ADDRESS</b>
<b>AREA OF EXPERTISE</b>	

To align with Florida's Sunshine Law the group's responsibility is to gather and report facts relevant to the subject identified by the Grand Haven Board of Supervisors (CDD). It is not to make recommendations for action but to present facts the Board can use to decide on direction for the Subject Area.

Communication currently is by Eblasts, our website and the Oak Tree. For efficiency and cost the CDD is moving to make our web site the primary location for information. We are working to shift the primary vehicle of our communication to the CDD website. This committee will provide details for the Board to make decision from.

#### **PROJECT PURPOSE: WEB SITE CHANGES**

**THIS GROUP WILL INVESTIGATE AND DOCUMENT RESIDENT THOUGHTS ON THIS PROJECT. FOR EXAMPLE:**

**REPORT ON WHAT RESIDENTS WANT THE GRAND HAVEN WEBSITE TO PROVIDE (INFORMATION, DOCUMENTS, LINKS, ETC.) AND STRUCTURE OF THE PAGES.**

**REPORT ON WHAT RESIDENTS WANT TO EFFECTIVELY COMMUNICATE WITH THE PERSON(S) THEY NEED TO CONTACT.**

**REPORT ON HOW RESIDENTS WILL ACCESS THE SITE (PHONE, TABLET, PC, ALL OF THESE).**

**REPORT ON WHAT RESIDENTS WANT TO KNOW ABOUT ACCESSING LOCAL GOVERNMENT AND COMMUNITY RESOURCES.**

**REPORT ON WHAT IS NEEDED WHEN PROCESSES ARE ADDED/CHANGED OR NEW CAPABILITIES ARE PROVIDED FOR RESIDENTS TO KNOW HOW TO FOLLOW AND USE.**

**CONSENSUS ON WHAT IN ADDITION TO THE ABOVE, YOUR GROUP DETERMINES SHOULD BE PART OF THIS WORK AND COMMUNICATED TO THE DISTRICT MANAGER, DAVID MCINNES. ALL INFORMATION WILL BE RELAYED TO THE APPROPRIATE SUPERVISOR TASKED TO LEAD THE PROJECT.**

### **Primary Contacts**

<u>FIRST NAME</u>	<u>LAST NAME</u>
MICHAEL	FLANAGAN
EMAIL ADDRESS	
MFLANAGAN@GHCDD.COM	
<u>FIRST NAME</u>	<u>Last Name</u>
DAVID	McInnes
EMAIL ADDRESS	
DMCINNES@DPFGMC.COM	



# EXHIBIT 3

Project #	Project Name	Individuals	Project Description	Review Policy (Y/N)	Capital or O&M	Priority						Time frame: 1-3 yrs./4-5 yrs./6+ yrs.	Estimated Budget	Notes
						KF	CH	Dr.	MF	JP	OPS			
<b>Added to the LTCP in the Reserve Study and Assigned a Project Year based on Supervisor/Staff Input</b>														
1	Stop Signs	KF, CH, Dr. M, Barry	Install pedestrian/bicycle intersection-crossing safety measures/stop signs.	Yes	Capital	H	H	H	H	H	H	2022	\$ 50,000	Approved and being completed in 2022, No LED lighting per Board directive.
2	Traffic Devices	Barry	Vehicle Traffic, Speed Control Improvements	Yes	Capital						H	2023	\$ 50,000	Added to Reserve Study
3	Sidewalks	Barry	Sidewalk Repairs-Community wide-Ongoing repairs/replacement	No	Capital						H	Annually	\$ 50,000	Board consensus to keep at \$50,000 annually
4	Curb and Gutters	Barry	Curb and Gutter Repairs-Community Wide-annual investment	No	Capital						H	Annually	\$ 150,000	Board Directed to raise from \$100k to \$150K based on historical expenses.
5	Road Repairs	Barry	Road settling issues-Asphalt settling around sanitary sewer drain boxes	No	Capital						H	Annually \$10,000 after 2023	\$ 40,000	Barry estimates 30-50k, Added Annual Road Repairs Budget of \$40,000 to Reserve Study for 2023, and \$10,000 for each year thereafter. Barry will get some estimates for Wild Oaks Repair.
6	Wild Oaks	Barry/JP	Wild Oaks parking lot expansion at park, to accommodate more areas to park	No	Capital							2026	\$ 20,000	Added to Reserve Study
7	Road Resurfacing	Dr. M/Barry	Resurface remaining District Roads according to the DE's plan	No	Capital	H	H	H	L	H	H	Annually	Varies by year	Already in the Reserve Study, amounts vary year to year. Last year of road resurfacing is 2030.
8	Paver Repairs	Barry	Pavers Replacement: Main entrance gate area, Montague St., Front St., Montague at Waterside, Front St. Park, Front St. Circle Islands	No	Capital						H	2023	\$ 50,000	Already in the Reserve Study, amounts vary year to year. Assigned these to 2023
9	Pool Heat/Cool Pumps	Barry	Replace 4 units at Creekside-aged out (on the Reserve Study)	No	Capital						H	2023	\$ 45,000	Adjusted the Reserve Study for 2023
10	Creekside Office	Barry	Replace old carpeting throughout the Creekside Athletic Center and Offices	No	Capital						H	2023	\$ 7,000	Already on the Reserve Study for 2023
11	Creekside Pools	Barry	Pool, spa and kiddie pool resurface	No	Capital						H	2024	\$ 90,000	Already on the Reserve Study for 2024
12	Street Light Replacement	Barry	Replacing rusted lightpoles and underground wiring (\$30,000 / 5 light poles) (Lights that need sanding and painting will be Community Maintenance O&M)	No	Capital						H	Annually	\$ 30,000	Barry estimates 30k for 10 lights pole replacements a year. Added to Reserve Study, \$30,000-Annually
13	Creekside Croquet	Barry	Residents requested lighting at new Creekside Croquet Courts (8 poles, underground utilities, fixtures)	No	Capital							2026	\$ 60,000	Added to Reserve Study
14	Esplanade	Barry	Coquina path surface repairs/replacement		Capital						H	2024	\$ 80,000	Barry estimated \$70-100,000, Added to Reserve Study
55	Center Park Gazebo	Barry	Residents requested patio with benches at Center Park Gazebo	No	Capital							2024	\$ 12,000	Added to Reserve Study
15	Powerwashing	Barry	Purchase Powerwashing equipment	No	Capital						H	2024	\$ 7,000	Power washer purchase slated for 2023 for \$7,000
16	Creekside Amenity Center	Barry	Creekside: Paint exterior walls, columns, and trim	No	Capital						H	2023	\$ 8,000	Adjusted Reserve Study from \$25,000 to \$8,000
17	Street signs etc.	Barry	Replace street signs and other sign poles	no	Capital							Annually	\$ 5,000	Added to Reserve Study, replace 15-20 annually
18	Café Renovation	KF, Dr. M, JP, CH, Barry	1 x Cost of Renovation	no	Capital	L	M	M	L	L		2025	\$ 500,000	Added to Reserve Study as 1 x project.
19	Café Renovation		Architect Fees	no	Capital	L	M	M	L	L		2024	\$ 50,000	Added to Reserve Study
20	Pond Aeration	Barry	Recommendations from lake management company-Pond 37 only	no	Capital							2022	\$ 15,000	Board approved as an additional 2022 project-deleted from LTCP
21	Pond Banks	Barry	Install coquina boulder reinforcement wall at 5 locations	no	Capital							2022	\$ 40,000	Board approved as an additional 2022 project-deleted from LTCP
22	Creekside Amenity Center	Barry	Remove and replace cracked/broken exterior tile, replace with something more non-skid	no	Capital							2024	\$ 50,000	Added to Reserve Study
23	Village Center	DM	Remove and replace exterior tile, replace with something more non-skid	no	Capital							2023	\$ 25,000	Added to Reserve Study, Health and Safety
24	Wild Oaks	Barry	Wild Oaks Dog Park, increase elevation and improve drainage, enhancement project	No	Capital							2023	\$ 20,000	Added to Reserve Study
25	Mailboxes	Barry	Mailbox Repairs and Replacement	no	Capital							Annually	\$ 15,000	Included in the Reserve Study already (2 per year) 30 mailbox monuments
26	Survey	DM	Colbert Lane Survey		Capital	L	M	L	L	L		2025	\$ 32,000	Added to the Reserve Study
27	Firewise	Louise	Annual Firewise	no	Capital							Annual	\$ 30,000	Already in Reserve Study-Board approved
28	<b>Moved to General Fund (O&amp;M) Removed from the LTCP</b>													
29	Technology	Barry	Wild Oaks Entrance Gate Equipment Replacement		O&M						H	1 to 3	\$ 15,000	Already in General Fund-Remove from LTC
30	Powerwashing	Barry	Powerwashing, curbs, gutters, sidewalks, roadways and other common areas		O&M							Annually	\$ 5,000	Community Maintenance-Increase O&M
31	Street signs etc.	Barry	Repaint street sign and other sign poles	No	O&M							Annually	\$ 1,000	Community Maintenance-Increase O&M
32	Street Lights	Barry	Photocell, globe, and bulb replacement.	No	O&M						H	Annually	\$ 10,000	Community Maintenance-Increase O&M
33	Pond Aeration	Barry	Annual maintenance and repairs of Aeration units	no	O&M							2 to 3	\$ 2,000	Community Maintenance-Increase O&M
34	Stormwater System Repairs & Maintenance	Barry	Repairs of underground stormwater pipe failures	no	O&M	H	M	H	H	L	H	Annually	\$ 20,000	Stormwater Repairs & Maintenance-Remove from LTC. This is currently budgeted at \$15,000, increase this expense item to \$20,000
35	Guard House	Barry	Repaint main entrance guard house	No	O&M							2023	\$ 2,500	Community Maintenance-Remove from LTC
36	Crosswalks	Board/Barry	Repaint all crosswalks, stop bars, and roadway lines with high reflective paint	No	O&M	H	H	H	H	H	H	2023	\$ 10,000	Community Maintenance-Increase O&M
37	Irrigation	Barry	Irrigation underground piping repairs and replacements of lines		O&M						H	Annual	\$ 40,000	Irrigation Repairs Maintenance-Remove from LTC
38	<b>Additional Ideas</b>													
39	Wild Oaks	JP	Create new or extend walking paths throughout community, Wild Oaks	S	Survey							4 to 5		Survey item, Board to discuss in the future

40	Technology	Board	Upgrade Gates to include cellular communications. Upgrade gates to new communication lines and technology.	no	Capital	H	H	H	L	H			1 to 3		Operations Manager has begun updating to cellular communications update for infrastructure needs, will finish in 2022. DM to review 2023 CIP/Reserve Study with Operations Manager, look at Gate Access CIP items.
		Board	Cell phone, residents using cell phones to allow gate access for guests	P	Capital										Add to Future Board Meeting for Discussion. Add to Meeting Matrix
41	Technology	KF, JP, MF, Dr. M	Invest in Preventative/Planned Maintenance Software System		Capital	H	L	M	L	H			1 to 3		Board is looking for Virtual CIO from Celera on whether this will remain on the LTC. Discuss with Barry. Add to May Matrix for Discussion.
42	Stormwater System-Management	KF, Dr. M, CH	Have management work to update/enhance/expand pond management to include suggested strategies for pond bank planting, continued weed and algae work, midge fly treatment and potential need for dredging. Partner with Experts in the industry to effectively manage the ponds (UF, Solitude, other entities).	no	Capital	M	L	L	M	L			Annually		Questions to Solitude by Supervisors. District Engineer is required to do an annual inspection report on Stormwater Systems.
43	Stormwater System-Management	CH, Dr. M	Have Engineer inspect and determine if the drainage of water from rain/storms is adequately working. Inspect for and recommend improvements to address pond bank erosion.										Annually		Board directed DM to add specific scope of work to the annual Stormwater Needs Analysis, to provide inspection of draining, and to make recommendations cost estimates before March, each fiscal year in order to properly budget. DM to add "Stormwater Needs Analysis" to O&M Budget-\$5,000.
50	Amenity Expansion	MF, Dr. M	Practice Croquet area re-use plan and targeting for Resident activities. This area potentially can be the platform for a Fitness Center Expansion should we identify a need for more equipment and workout space. The croquet area may be ideal as a small park with picnic table and shade trees. The area has easy access to the Café, other amenities, and is next to the military memorial which could be incorporated thru natural paths. Solicit survey from Residents on the best use of the practice court.	S	Survey	H	M	H	H	M			1 to 3		Barry/Onsite Staff to make recommendation
51	Parking Lot Expansion	CH	Village Center: The next parking area target needs to be the south parking lot expansion. Considering the growth in Pickleball courts and the subsequent increase in usage, we will be facing a continuing parking space challenge at our primary facility.		Capital	M	H	M	L	H			1 to 3		Board to discuss further
53	Roving Patrol/Guards	Barry	Evening only, Roving Patrol/Guards for Security									H	1 to 3	\$ 60,000	Board Decision: Stay or Remove
54	Staffing Levels	KF/Barry	Evaluate current operational needs, future needs, and staffing levels.		Capital	H	M	H	M	M			1 to 3	\$ 75,000	Board Decision on Barry's recommendations
47	Amenity Expansion	JP	Future additional office space and future amenity space		Capital	L	M	L	L	L			4 to 5		Discussion with Barry regarding Staffing

# EXHIBIT 4

Date & Time 1/6/2023 14:00 \$ in thousands

Year	Original 2023-- Adopted Budget	2023 as amended as of 2/9/2023	Original 2024 Numbers	Revised 2024	2025	2026	2027	2028	2029	2030	2031	2032	Total
	<b>O&amp;M</b>												
Field Ops	1091	1121	1208	1220	1280	1342	1407	1476	1548	1624	1703	1787	16807
Amenity Ops	778	785	841	837	864	891	919	948	977	1008	1040	1073	10961
Staff	882	882	886	886	931	980	1032	1087	1147	1210	1277	1349	12549
Admin	262	262	273	273	288	295	306	324	332	345	364	374	3698
Utilities	307	307	334	334	353	374	396	420	445	471	499	529	4769
Security	284	284	306	323	339	356	374	393	412	433	455	477	4436
Insurance	103	103	125	120	132	145	160	176	193	213	234	257	1961
IT	88	88	96	96	101	106	111	117	123	129	135	142	1332
Total	3795	3832	3972	4089	4288	4489	4705	4941	5177	5433	5707	5988	56416
YOY % Change													
O&M Assessment	2082	n/a	2218	2247	2357	2469	2590	2720	2852	2995	3148	3303	
YOY % Change			6.5%	7.93%	4.90%	4.75%	4.90%	5.02%	4.85%	5.01%	5.11%	4.92%	
<b>Capital</b>													
Roads	219	150	225	225	232	239	264	272	261	269	374	314	3044
Concrete	150	150	150	150	150	150	150	150	150	150	150	150	1800
Café	0	0	56	56	864	0	8	0	0	17	8	34	1043
Pools	104	104	182	88	0	34	93	113	8	88	143	98	1055
Landscape	55	55	56	56	58	60	61	63	65	67	69	71	736
Lightpoles	30	30	30	30	30	30	30	30	30	30	30	30	360
Firewise	30	30	30	30	30	30	30	30	30	30	30	30	360
Mtnce Equip	0	0	66	19	0	4	0	5	114	0	83	19	310
Tennis	15	15	38	34	0	4	0	43	0	107	0	45	301
Mons. & Mailboxes	16	16	17	17	41	18	18	19	20	57	21	21	281
Piers & Bridges	0	0	0	0	0	0	4	0	0	161	60	18	243
Fitness Centers	0	0	0	0	0	30	40	42	23	26	52	19	232
Croquet	0	11	54	0	55	73	0	61	0	0	0	0	254
Basketball	0	0	45	12	0	0	0	7	0	42	110	0	216
Other	185	241	168	353	101	271	217	181	121	213	216	398	2665
Total	804	802	1117	1070	1561	943	915	1016	822	1257	1346	1227	12880
Assessment	457	n/a	480	480	504	528	552	574	597	621	645	665	
YOY % Change			5.0%	5.0%	5.0%	4.8%	4.5%	4.0%	4.0%	4.0%	3.9%	3.1%	
<b>Total</b>													
<b>Assessment</b>	2539			2727	2861	2997	3142	3294	3449	3616	3793	3968	
<b>YOY % Change</b>	5.0%			7.4%	4.9%	4.8%	4.8%	4.8%	4.7%	4.8%	4.9%	4.6%	
<b>Fund Balance</b>													
Unassigned	O&M	610		568	525	479	431	379	324	267	207	143	
YOY Change				-42	-43	-46	-48	-52	-55	-57	-60	-64	
Disaster		750		750	750	750	750	750	750	750	750	750	
WC		949		993	1037	1084	1134	1186	1241	1299	1360	1424	
	SRF	1439		1184	528	533	608	624	873	731	544	511	
YOY Change				-255	-656	5	75	16	249	-142	-187	-33	
	<b>Total FB (O&amp;M + SRF)</b>	3748		3495	2840	2846	2923	2939	3188	3047	2861	2828	