



*Advanced Meeting Package*

*Workshop Meeting*

*Thursday  
March 7, 2024  
9:00 a.m.*

*Location:  
Grand Haven Room  
Grand Haven Village Center  
2001 Waterside Pkwy,  
Palm Coast, FL 32137*

*Note: The Advanced Meeting Package is a working document and thus all materials are considered **DRAFTS** prior to presentation and Board acceptance, approval or adoption.*

# Grand Haven Community Development District

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250 International Parkway, Suite 208  
Lake Mary, FL 32746  
321-263-0132

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

Dear Board Members:

The Workshop Meeting of the Board of Supervisors of the Grand Haven Community Development District is scheduled for **Thursday, March 7, 2024, at 9:00 a.m.** at the **Grand Haven Room**, at the **Grand Haven Village Center**, located at **2001 Waterside Parkway, Palm Coast, Florida 32137**.

An advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

Should you have any questions regarding the agenda, please contact me at (321) 263-0132 X-193 or [dmcinnes@vestapropertyservices.com](mailto:dmcinnes@vestapropertyservices.com). We look forward to seeing you at the meeting.

Sincerely,

*David McInnes*

David McInnes  
District Manager



## Community Development District

Meeting Date: Thursday, March 7, 2024      Ways to Follow      Zoom – Listen  
Time: 9:00 AM      Meeting: Only  
Location: Grand Haven Room, at the      Call-in Number: +1 (929) 205-6099  
Grand Haven Village      Meeting ID: 705 571 4830#  
Center, located at 2001      Zoom Link: [Zoom Link](#)  
Waterside Parkway, Palm  
Coast, Florida 32137

### *Revised Workshop Agenda*

- I. Call to Order/ Roll Call**
- II. Pledge of Allegiance**
- III. Audience Comments** – *(limited up to 3 minutes per individual for agenda items)*
- IV. Presentation of Proof of Publication(s)** [Exhibit 1](#)
- V. Discussion Topics**
  - A. Amenity Expansion – Up to 10mins. Each
    1. Group – Approx. 9:10AM-10AM
      - a. **Tai Chi – General Will Hessert** [Exhibit 2](#)
      - b. Village Center Gym – Mary Ann Derbaum [Exhibit 3](#)
      - c. **Pickleball – Linda Lake** [Exhibit 4](#)
    2. Group 2 – Approx. 10AM-11AM
      - a. Streets – Ray Sanders [Exhibit 5](#)
      - b. Creekside Gym – Janet Greenwood [Exhibit 6](#)
      - c. New Building/Indoor Pool – Ken Maruszczak [Exhibit 7](#)
      - d. Parking – Carol Schwarzlow [Exhibit 8](#)
      - e. Walking Paths – Julianna Benedick [Exhibit 9](#)
    3. Group 3 – Approx. 11:10AM-12:10PM
      - a. Bocce Ball – Steve Roush [Exhibit 10](#)
      - b. Wild Oaks Dog Park – Holly Emerson [Exhibit 11](#)
      - c. Meeting Rooms – Deanna Frank [Exhibit 12](#)
      - d. Misc. – Keith Marvin [Exhibit 13](#)
      - e. Croquet – Dave Paukovich [Exhibit 14](#)
  - B. FY 2025 Draft Budget – continued – 50mins. Allotted
    1. Operations & Maintenance [Exhibit 15](#)
    2. Capital Projects [Exhibit 16](#)
- VI. Audience Comments** – *(limited up to 3 minutes per individual for non-agenda items)*

**VII. Next Meeting Quorum Check: March 21, 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 Debitetto	<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

**VIII. Action Items Review**

**IX. Adjournment**

# EXHIBIT 1

**GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT  
NOTICE OF BOARD OF SUPERVISORS WORKSHOP MEETING**

Notice is hereby given that a workshop meeting of the Board of Supervisors of the Grand Haven Community Development District (the “**District**”) will be held on Thursday, March 7, 2024, at 9:00 a.m. at the Grand Haven Village Center, Grand Haven Room, 2001 Water-side Parkway, Palm Coast, Florida 32137. The purpose of the meeting is to discuss matters brought to the board.

Copies of the agenda may be obtained from the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Telephone (321) 263-0132, Ext. 193.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting. There may be occasions when Staff and/or Supervisors may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager’s office at least forty-eight (48) hours before the meeting by contacting the District Manager at (321) 263-0132, Ext. 193. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for assistance in contacting the District Manager’s office.

A person who decides to appeal any decision made at the meeting, with respect to any matter considered at the meeting, is advised that a record of the proceedings is needed and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

**Grand Haven Community Development District**

David McInnes, District Manager  
(321) 263-0132, Ext. 193

February 29, 2024

24-00059F

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## EXHIBIT 2

# **Wu Wei Soaring Crane School of T'ai Chi & Qigong**

**Sifu Wil Hessert, Founder & Senior Instructor**

**Palm Coast, Fl 32137**

**[Grandhaventaiclub@gmail.com](mailto:Grandhaventaiclub@gmail.com)**

**The Grand Haven T'ai Chi club was founded in 2006 and has been serving Grand Haven Residents for 18 years. Gen. Hessert, a Certified Fitness Instructor with a specialty in T'ai Chi and Qigong, worked with the Amenity Center to offer this wellness program to foster improved Mobility, Flexibility and Balance for Residents.**

**T'AI chi is a martial art dating back to 1200 AD. At Grand Haven, its taught as a moving meditation. There are 64 interconnected postures to the form. However, it only comprises 5% of the curriculum. The rest of the classes involve a 7000 year old health discipline called Qigong. Qi means Life Energy and Gong means any work producing positive results.**

**There are over 1000 Qigong Forms. We teach up to 3 dozen distinct forms at Grand Haven. All classes are performed upright or sitting. We teach the 70% Rule: Only move to 70% of your range of motion or duration of time. Over time, the gentle stretching of tendons and ligaments improves Mobility and Flexibility. We also teach two forms of Meditation, Standing and sitting.**

**Prior to Covid 134 Residents attended classes which were offered Mondays, Tuesdays, Wednesdays and Fridays. Post Covid attendance is at 60 Residents for classes on Mondays and Fridays.**



# **WU WEI SOARING CRANE SCHOOL OF T'AI CHI & QIGONG**

***Wil Hessert, Founder & Senior Certified Instructor***

***grandhaventachiclub@gmail.com***

## **THINGS WE TEACH**

***Skeletal alignment Module***

***Balance Module***

***Breathing Module***

***Hydration Module***

***Opening and Centering Qigong***

- 64 Posture Yang Style T'ai Chi Form (Grand Master Sam Tam)
- 4 Swings (Master Bruce Frantz)
- Energy Cascading Qigong (Multiple Masters)
- Ba Duan Jin (The 8 Brocades) (Master Faye Yip)
- Shibashi, Set 1. (18 Postures) (Master Wing Cheung)
- Shibashi, Set 2. (18 Postures) (“)
- Shibashi set 3. (18 postures) (“)

- WuZing Qigong Basic (Master Damo Mitchell)
- Wu Xing Qigong Advanced (5 Elements) (Master Liu DeMing)
- Ji Ben Qigong (Nei gong or inner Qi Training) (Damo Mitchell)
- Jam Jong – 5 positions of Standing Meditation (Grand Master Sam Tam)
- Meditation (Grand Master Sam Tam)
  - Standing
  - Sitting
- Sung Breathing
- WuShi Position
- Rooting (Dr. Kenneth Cohen)
- Basic and Advanced Rocks: (Dr. Kenneth Cohen)
- T'ai Chi walking (Grand Master Sam Tam)
- Crane Walking (Dr. Keneth Cohen)
- White Crane Qigong – 5 sets. Grand Master Sam Tam

- Animal Frolics (Dr. Kenneth Cohen)
- Meridian Cleansing and Organ Strengthening Qigong (Masters Daisey Lee Garropoli and Francesco Garropoli)
- Introduction to Tui Shoi (Push Hands) (Master Herman Kouz) (suspended practice during COVID-19)
- Ziran Qigong (Master Liu De Ming)
- Business warm ups (Dr. Paul Lamb)
- Shaolin Qigong (Master Shi Heng Yi)
- Muscle Tendon Classic (Yi Jin Jing) Master Shi Heng Yi
- 12 Postures of Dao Yin (Grand Master Faye Yip)
- The Ruler Form: Do No Kai Temple, Master Lonnie Riddle

## **Wu Wei Soaring Crane School of T'ai Chi & Qigong**

Sifu Wil Hessert, Founder & Senior Certified Instructor

Palm Coast, Fl. 32137

[grandhaventaiclub@gmail.com](mailto:grandhaventaiclub@gmail.com)

### **THOUGHTS AND LESSON FOR THE WEEK OF March 20<sup>th</sup>, 2022**

#### **THOUGHTS:**

**"Physical fitness is the first requisite of happiness."** – *Joseph Pilates*

**"Good health and good sense are two of life's greatest blessings."**

– *Publius Syrus*

**"A fit body, a calm mind, a house full of love. These things cannot be bought – they must be earned."** – *Naval Ravikant*

#### **LESSON FOR THE WEEK:**

I belong to several medical web sites to stay abreast of physiological and psychological happenings that might add value to our T'ai Chi practice. The following information is from Harvard Health, a part of the Harvard Medical School in Boston, Massachusetts. This on their web site regarding T'ai Chi practice:

In an increasing number of recent studies, tai chi has been found to heal—*almost everything*, from lowering blood pressure ... to managing stress ... to building strength and balance. And, better yet, *everyone* can benefit—no matter your age or fitness level. No wonder it's the tried-and-true practice of top-tier professional athletes, weekend warriors, and the elderly!

Here are 7 big Benefits from practicing T'ai Chi:

**Enjoy these 7 BIG Benefits:**

- **Better Balance**—Of all tai-chi's big benefits, it's the best-documented in medical literature! Studies show that older adults who do hour-long tai chi sessions one to three times a week are **43% less likely to fall**, and they *cut their risk of injury in half!*
- **No More Pain**—A growing number of clinical trials show that tai chi offers significant relief from back, neck, arthritis, and fibromyalgia pain.
- **A Sharper Mind**—Tai chi can help reduce age-related cognitive decline ... and even slow dementia!
- **A Boost in Mood**—In 82% of studies, tai chi greatly improved mood and lowered anxiety. Plus, it was shown to be an effective treatment for depression.
- **Less Stress**—Learn to step back and take a deep, calming breath.
- **More Confidence**—While gaining muscle and mind control.
- **A Healthier Heart**—Tai chi may offer advantages over other types of aerobic exercise, especially for people who are sedentary or very out of shape. And that's not all. It also lowers blood pressure and total cholesterol, reduces chronic inflammation, and tones the sympathetic nervous system.
- **Qi Is the Key**



- Tai chi is rooted in multiple Asian traditions, including traditional Chinese philosophy and medicine—mind and body. Its two central concepts are *yin* and *yang* (opposing yet complementary forces) and *qi* (vital energy). When your qi freely flows, you

are balanced and healthy. Tai chi promotes the flow of qi. (While it is pronounced the same, qi should not be confused with the "chi" in tai chi. The latter is a superlative, meaning "supreme" or "ultimate.")

Although it's nice to see a major Medical School like Harvard tout all the benefits of T'ai Chi and Qigong by now You should be both enjoying and feeling positive results from attending your T'ai Chi classes. Our practice strives to provide an enjoyable yet healthy model of exercise coupled to mind intent so that you can complete your class feeling refreshed and relaxed. Balance, flowing movements involving gentle stretching and integrated breathing support improved immune system functioning and better overall health. And all enhances our Mobility, Balance and Flexibility.

Looking forward to seeing everyone this coming week.

Sifu Wil

# EXHIBIT 3

**From:** Mary Ann Derbaum <[madjaxfl1@gmail.com](mailto:madjaxfl1@gmail.com)>  
**Sent:** Sunday, February 18, 2024 8:52 PM  
**To:** John Lucansky <[jlucansky@vestapropertyservices.com](mailto:jlucansky@vestapropertyservices.com)>  
**Subject:** Village Center fitness center

Hi John, this is from Mary Ann Derbaum, one of the frequent users of the fitness center. A group of us were discussing your e-mail regarding things that could enhance the gym. I agreed to compile everyone's thoughts and pass them on to you. Please keep in mind that these are not necessarily all my thoughts, just that I am passing along all ideas that were suggested.

First (and this is one that I do feel strongly about) can we get blinds on the front windows by the cardio equipment? The temperature is going to be rising soon, and the morning sun really makes it hot in that area. Also, some members have to wear sunglasses while using the treadmills and ellipticals because the morning sun is so blinding.

Next, there used to be a sign-up board for the cardio equipment and it was very helpful during busy periods. Can we get that back? Also, on the topic of signs, could there be a sign reminding members to use earbuds with their electronics? Although it's mentioned on the board by the TV, it's hard to see and apparently a lot of people play music, movies, make phone calls, etc. with no earbuds. Also, apparently we can listen to the TVs with earbuds, but no one seems to know how that works. Can some instructions be posted?

The TV remote does not work very well... several of the numbers/buttons stick. Can we get a new remote?

No one seems to know how to operate the AED equipment, so if there was an emergency we would all be lost. Can there be a class about it?

The members who also go to Creekside would like new cardio equipment.

Could there be a sign by the big machine in the corner to limit time on that piece of equipment? Since it is a multiple-use machine, some people stay on it for over 20 minutes at a time, and no one else can access it.

One person would like the TVs lowered, but no one else was in agreement, but I'm passing it along because it was a request.

I think that's all of the ideas. You can call me at 904-434-7779 if you have questions.  
Thanks!



# EXHIBIT 4

Pickleball link:

<https://vestapropertyservices.com/serving-fun-and-community-pickleball-in-planned-communities/>

### REASONS FOR PICKLEBALL EXPANSION

1. Excessive wait times and court unavailability
2. Aerobic exercise
3. Easy for even the sedentary non athlete to learn
4. Social activity leading to friendships
5. Many levels from beginner to advanced
6. Fastest growing US participant sport
7. Boost Grand Haven property values. The 2019 Realtor round table held in Grand Haven said Pickleball is the #1 buyer requested amenity
8. 230+ Grand Haven Pickleball players. More residents play Pickleball than any other activity.
9. Inexpensive to play. Good paddles last for years and cost less than \$100.
10. Courts require little maintenance
11. Flexible participation. Can play in group or just show up and play community Pickleball
12. Courts are dried off by players and are made available when other activities have been rained out.
13. Almost 300 residents have taken free lessons. These lessons get quickly filled. Many residents have asked when lessons will be again available.
14. Pickleball fundraisers held to benefit the Haven Fund and the Grand Haven Woman's Club.
15. Pickleball is popular with all age groups.
16. To quote our amenities management group  
"Pickleball courts often become hubs of activity, offering a space where neighbors can come together . . . and build lasting friendships."

# PICKLEBALL AMENITY EXPANSION PROPOSAL



# GRAND HAVEN VISION STATEMENT

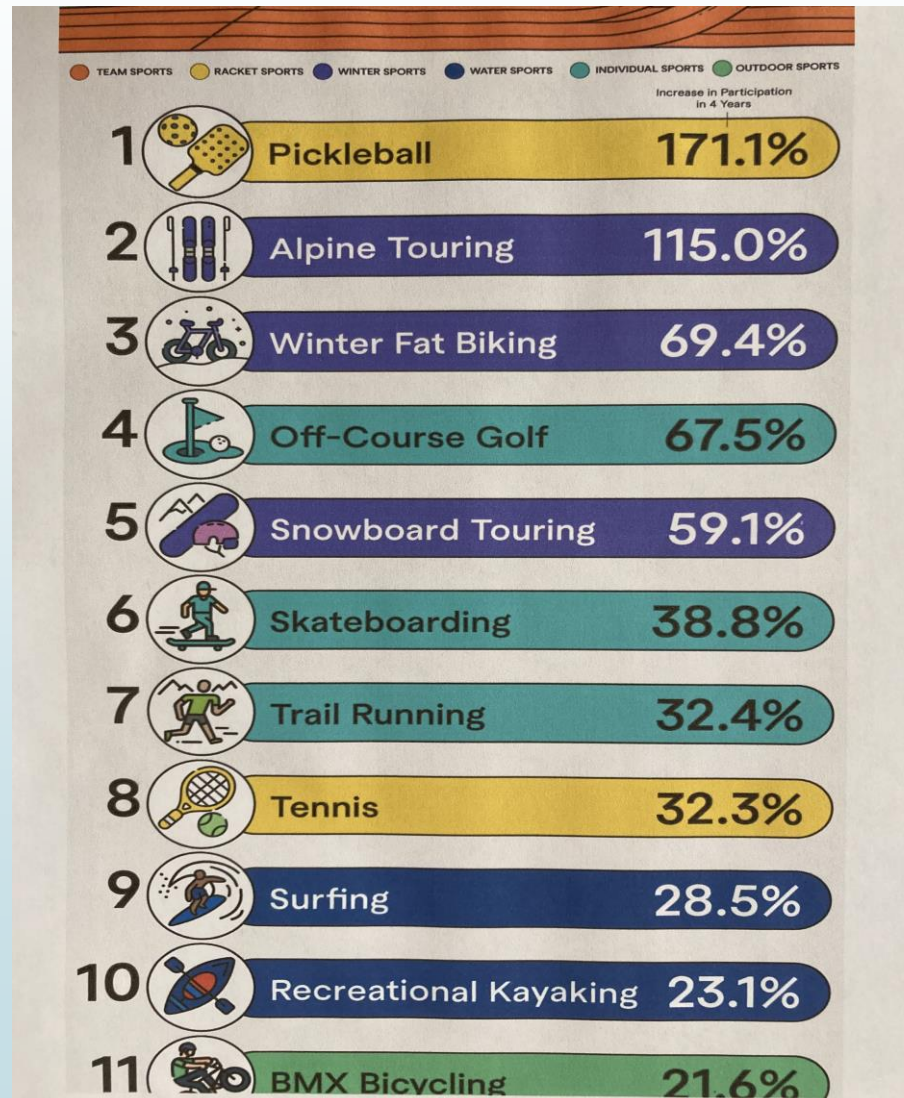
The Board of Supervisors aspires to make Grand Haven the most desirable community for residents in Central Florida by consistently providing exceptional services, upholding a strong fiscal position, and enhancing property values through outstanding grounds and amenities maintenance.



# GROWTH OF PICKLEBALL IN THE USA

- According to the SFIA (Sports and Fitness Industry) “Pickleball court demand FAR exceeds court availability and the pickleball gold rush is just getting started”
- Many marketing campaigns on commercial television and other media are using pickleball imaging to sell their products
- For every pickleball court that is available in the country there are 250 people waiting to play.
- Zillow Realty reports a 64% increase in house listings mentioning pickleball, as buyers gravitate toward homes and communities with pickleball courts.
- Growth in pickleball exploded in 2022 with participation growing 85.7% from the previous year.
- Pickleball has rapidly become the go-to sport for individuals seeking a combination of low-impact exercise and competitive fun. One of its stand-out features is its ability to bring people together
- Florida has become the epicenter for pickleball growth in the United States and is second to only California in the number of places to play.
- Players aged 55 and up were the largest age bracket of participants in 2021, comprising 20% of the total number of players.

# FASTEST GROWING SPORTS IN AMERICA FROM 2018-2022 (SFIA)



# PICKLEBALL GROWTH IN OUR AREA

## PRIVATE

- Latitude Margaritaville – 10 courts (3,900 properties)
- Plantation Bay – 10 courts (1,800 properties)
- Plantation Oaks - 8 courts (1,800 properties)
- Hammock Dunes – 6 courts (1,200 properties)
- Grand Haven – 4 courts (2,064 properties)
- Palm Coast Plantation – 4 courts (633 properties)

## Public

- Pictona at Holly Hill – 49 courts with 12 undercover
- Palm Coast Southern Recreation Center – 12 courts with 6 undercover
- Hammock Community Center - 6 courts
- Wadsworth Park – 4 courts to be built





# DEMAND FOR PICKLEBALL IN GRAND HAVEN

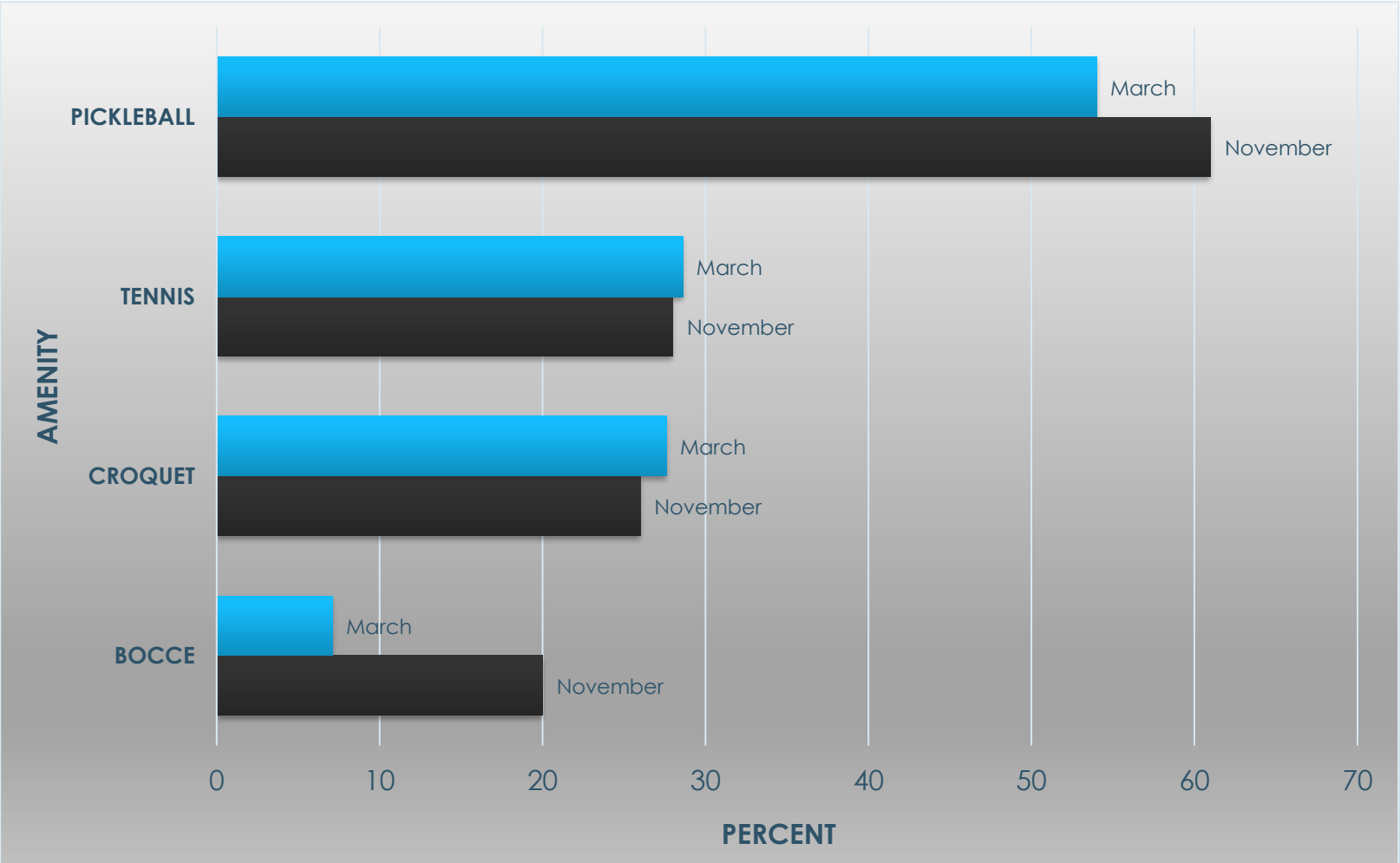
- ▶ Community pickleballer's play Monday-Saturday from 8:00-2:00 with 25-35 often participating at the same time and having to share three dedicated courts.
- ▶ Ladies Groups play daily reserving courts as needed or as available.
- ▶ Two Advanced Player Groups play Monday and Thursday afternoon's often using all four courts, if available
- ▶ A Beginner's Group plays Monday and Wednesday afternoons
- ▶ Beginner, intermediate, and skill clinics are provided free of charge to residents by volunteers
- ▶ Other groups of men and women play as courts are available.
- ▶ League play is being pursued as a future component of the pickleball community, along with tournament play and PB festivals

# PICKLEBALL STATISTICS AT GRAND HAVEN

- ▶ Daily participation in March of 2023 averaged 63 players with a maximum recorded attendance of 116
- ▶ Most preferred to play in the morning (56%) or mid to late afternoon (37%) A similar preference was seen with tennis and croquet players
- ▶ In the last two months of 2023 there were only two days when no play was recorded, probably from wet court (rain) conditions.
- ▶ Attendance grows when tennis courts are closed as many tennis players will participate



# AMENITY COURT RESERVATIONS FOR MARCH AND NOVEMBER OF 2023 (SIGN-UP GENIUS)



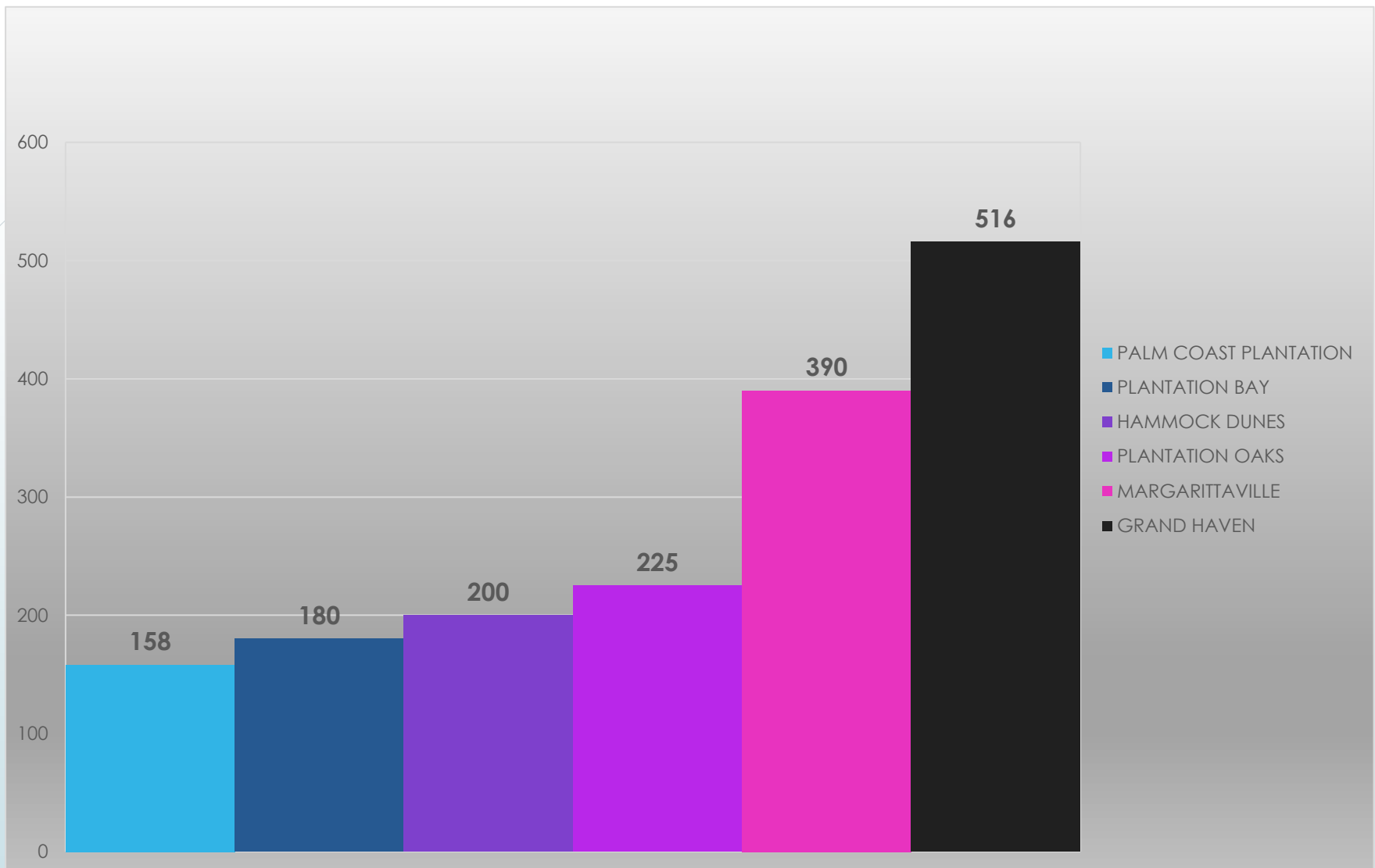
# JUSTIFICATION FOR EXPANSION OF PICKLEBALL AT GRAND HAVEN

- At a Realtor's Roundtable held by the CDD in 2019 the number one recreational amenity potential homeowners were seeking was pickleball.
- Currently, 230+ Grand Haven residents have registered to play pickleball representing almost 10% of all properties (houses, townhouses, condominiums) at Grand Haven.
- In the past two months of 2023 90+ new players including 20 teenagers have participated in "Introduction to Pickleball" sessions put on by current player volunteers
- Demand for court time is growing forcing competition for reserving courts at desired times, longer waits to get on a court to play, and shortening of games to allow those waiting to play



## JUSTIFICATION FOR EXPANSION

- Several players have become so frustrated with the lack of court availability they have either left the game or gone to play elsewhere in the area.
- The camaraderie and friendships that come from pickleball makes life at Grand Haven extremely attractive resulting in participants becoming ambassadors for interested new homeowners, thus increasing everyone's property values.



## NUMBER OF RESIDENTIAL PROPERTIES PER COURT BY COMMUNITY

- The median score in this graph suggests Grand Haven should have 10 pickleball courts to be comparable in desirability to other communities in our area



## PROPOSED ADDITION OF NEW COURTS

1. Estimated cost for two courts \$50,000 (exclusive of engineering, permitting, and infrastructure) –Nidy Sports Construction
2. Expected maintenance of courts is minimal. Includes resurfacing every 10 years and new nets once a year
3. Other costs might include wind screens, lights, water stations, rain/sun shelters, seating for those waiting to play and for spectators, and additional racquets and balls available from the Amenity Center for those who require them.

## WE ASK THE FOLLOWING FOR GHCCDD CONSIDERATION:

1. Revise the CDD long range plan for amenity management to incorporate the funding and construction of new courts. At least two courts should be constructed in 2025 and the remainder no later than 2028.
2. Locate the new courts adjacent to the current pickleball layout at the Grand Haven Village Center, if feasible
3. Approve a development plan by August of 2024 and send out RFP to construct
4. Complete construction by May of 2025 and open for play





# EXHIBIT 5

**From:** Ray Sanders <[raysanders126@gmail.com](mailto:raysanders126@gmail.com)>  
**Sent:** Monday, February 5, 2024 5:16 PM  
**To:** John Lucansky <[jlucansky@vestapropertyservices.com](mailto:jlucansky@vestapropertyservices.com)>  
**Subject:** Amenity Survey

Please consider as "Amenities" services that benefit EVERY resident of GH and not the vocal few who actually use the recreational facilities.

Separate club activities into those that require approval only, are self supporting (Tai Chi Example), and those that require heavy ongoing investment and maintenance expenses. (Croquet Example)

Food / Bar services that are not historically profitable and self funding.

I feel as a resident that "Services" are of a greater need as the demographic of the community ages.

Example-

Curb Cuts to allow easier wheelchair accessibility to mailboxes.

Tree Trimming of the mandated street trees.

Modification by community vote on the types of street trees allowed.

Apply set back requirements from streets and sidewalks if Oaks are planted. (Reduction of never ending repair costs)

Leaf Blowing of the tree lawn areas. (Currently only the "Common" areas under CDD control are serviced)

100% of ponds maintained under a master plan to avoid re-occurring annual issues. (Algae Growth, Midge Infestations, Mosquitoes, Fish stocking renewals for natural insect control)

Hog and invasive wildlife control

Improved Cellular phone service

Improved access to WiFi service options

Wider walking paths to reduce bicycle traffic on community streets.

(We have too many blind spots when driving in the community to overtake and pass bicyclists safely.)

Trim bushes, Trees and plantings at street intersection areas to allow better visibility.

Thank You,

# EXHIBIT 6

# Creekside Fitness Center

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Grand Haven CDD Board  
Palm Coast, FL

February 28, 2024

Subject: Grand Haven CDD Workshop for Amenities - Creekside Fitness Center

Dear CDD Board:

Medical professionals recommend strength training for adults at least 2 days per week. It increases physical strength and muscle mass as well as improves balance and mobility. Regular strength and conditioning training can enhance sports performance (tennis, golf, swimming, pickleball, etc.). Our fitness centers literally support the strength of the Grand Haven community sports and physical activity programs.


In Grand Haven, with ~1900 residences, let's assume 3000 people in residence on a daily basis. If all residents follow the recommended strength training guidelines, this reflects a potential for 6000 visits to a Grand Haven fitness facility in one week. Given the available operating hours, approximately 30 residents could visit the fitness facilities every open hour. Even with the two current facilities, it would be impossible to accommodate everyone. There are one or two pieces of equipment per 1000 residents. It is very important to improve the fitness facilities and maximize the space to allow all of our Grand Haven residents the opportunity to maintain and improve their physical wellbeing.

The Village Center fitness facility has received a wonderful renovation. The Creekside Fitness deserves the same attention. It has been largely ignored for years. Many residents avoid the Creekside fitness center due to the age and deteriorating condition of the equipment. This places a greater demand on the Village Center fitness center. Yet, there is a large, and growing number of residents who frequent



**Creekside Fitness  
Center Participants**

**Phone:**  571-334-9275

**E-mail:**  [jegreenwood@outlook.com](mailto:jegreenwood@outlook.com)

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the Creekside fitness center on a regular basis. The CDD is in the best position to review attendance because it has the sign in sheets and ID card scans. However, please note that card scans do not annotate what amenity the residents use. Unlike the sports clubs and classes, there is no formal accounting of fitness center participants.

The number one request from residents who use the Creekside fitness center is for new equipment. We recommend that a preventative scheduled maintenance contract should accompany all new equipment. Ongoing preventative maintenance protects the investment by extending the life of the equipment, insures machines work as expected, reduces down time awaiting parts, and prevents injuries due to equipment malfunctions.

The following describe the current status at the Creekside fitness center:

- Sign in sheet for *one* morning between the hours of 6 - 7:15 am.



- The weight equipment is quite old, rusting, clunky, and is not maintained on a regular basis.



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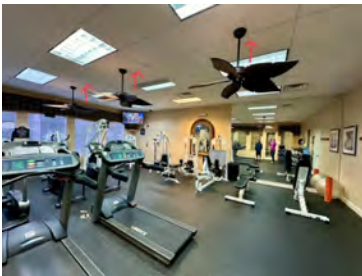
- The free weights are rusting with handles and protective coverings that are delaminating.



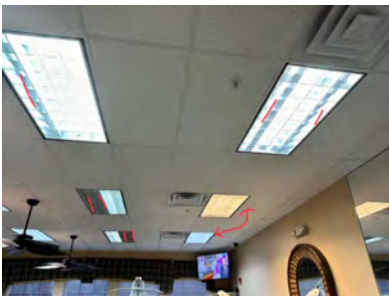
- The cardio machine electrical cords present a tripping hazard and should be covered.



- The fans are dangerously low and pose a hazard.



- Approximately 25% of the light bulbs are burned out





- The window valences are decades old, collect dust, and date the facility.



- As the song goes... "Sign, sign everywhere a sign"... Nearly every free wall space has a sign to tell us to "do this don't do that"... Can the info presented be consolidated, effective, yet welcoming?



- Valuable floor space is occupied by an antique scale which could be placed in a locker room.

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- The room has not been painted in a LONG time and has dirty and dinged walls.

- The AED should be moved to a more prominent location near the telephone.

The Creekside fitness center needs a cosmetic makeover and new equipment to enhance safety and provide our residents with adequate facilities and space to participate in strength and cardio training. The residents of Grand Haven who frequent the fitness centers ask for your support in increasing the form, function, and safety in our fitness facilities. We request that the CDD Board prioritize new equipment and facility upgrades at the Creekside fitness center.

Best regards,

*Janet Greenwood* & the Creekside Fitness Center Participants

*51 N Park Circle*

*571-334-9275*





# EXHIBIT 7

**From:** Dee Mar <[kentzacks@yahoo.com](mailto:kentzacks@yahoo.com)>  
**Sent:** Thursday, February 15, 2024 5:39 PM  
**To:** John Lucansky <[jucansky@vestapropertyservices.com](mailto:jucansky@vestapropertyservices.com)>  
**Subject:** Survey for Amenities Wanted

Hello John,

My name is Ken Maruszczak and I live at 26 Tanglewood Court in Grand Haven. I saw the email regarding requested amenities and I would like to request that Grand Haven bring back regular shuffleboard courts like we used to have near the bocce ball courts. We moved into Grand Haven back in 2007 and it was nice having the shuffleboard courts but they were I believe changed over to make room for the bocce ball courts. Also would like to retain the volleyball net / badminton area at Creekside.

Also only other amenity that we would like to see maybe on long range planning would be to have an indoor lap pool / dry sauna / hot tub area / steam room. Suggest that Grand Haven buy the parcel of land near the new condominiums/clubhouse where this new indoor amenity with lap pool/dry sauna/steam room could be built.

Thanks for taking these amenity suggestions.

Also you have done great job with bingo, trivia night, name that tune night. For restaurant suggest that you feature a daily drink/beer special priced at \$3 or less or advertise some type of happy hour specials with drink specials and appetizer food specials. (Check out below happy hour menu that is at Charthouse restaurant) Charthouse is fancy place to go and they have a great affordable happy hour drinks and food. Maybe gives you & Stephen some ideas for happy hour apps....

**EVERY DAY • 4:30PM-7PM**

<b>TRUFFLE SKINNY FRIES</b> Parmesan cheese (\$5.00)	<b>\$6</b> <b>FIRECRACKER SHRIMP</b> tempura fried   spicy chili   olive oil (\$5.00)	<b>LETTUCE WRAPS</b> weekend chicken   Thai peanut sauce   cucumber   lettuce   mushrooms   sweet soy glaze (\$7.00)
<b>SPINACH + ARTICHOKE DIP</b> tomatoes   basil   crostini (\$7.00)	<b>\$8</b> <b>SEARED AHI NACHOS</b> wild ahi steaks   pickled ginger   avocado cream (\$7.00)	<b>COCONUT CRUNCHY SHRIMP</b> chili   lime sauce (\$7.00)
<b>BURGER SLIDERS</b> carrot beef sliders   cheddar cheese   onion sauce (\$6.00)	<b>\$10</b> <b>FISH TACOS</b> blackened   warm tortilla   cabbage   onion   pickled jalapeno dressing (\$6.00)	<b>KIM CHEE CALAMARI</b> light   spicy   spicy   ingredients (\$6.00)
<b>LOBSTER TARTARE</b> bread   capers   olive oil   lemon juice (\$5.00)	<b>\$12</b> <b>SOUTHWESTERN CRISPY AVOCADO</b> dressing   onion   jalapeno   hot sauce   cilantro   onion   lime (\$5.00)	<b>PRIME RIB SLIDERS</b> jack cheese   caramelized onions   horseradish cream (\$7.00)

Thanks,

# EXHIBIT 8

**From:** [schwarzlow@aol.com](mailto:schwarzlow@aol.com) <[schwarzlow@aol.com](mailto:schwarzlow@aol.com)>  
**Sent:** Tuesday, February 13, 2024 4:12 PM  
**To:** John Lucansky <[jlucansky@vestapropertyservices.com](mailto:jlucansky@vestapropertyservices.com)>  
**Cc:** [office@ghcdd.com](mailto:office@ghcdd.com) <[office@ghcdd.com](mailto:office@ghcdd.com)>  
**Subject:** Items to be Addressed for Upcoming CDD Mtg. - 3/7/24

John,

Per the email of Feb. 5th from the Board asking for feedback from residents, the following are my comments:

I instruct Water Aerobics on Wednesdays and Fridays and also attend some of the other Water Aerobics classes during the week. The number of participants can range anywhere from 6-30 depending primarily on the weather and time of year. It is great to have the music provided during the classes which the facilitators have on before the classes begin.

The biggest concern is the parking situation at the Village Center which has been noted in the CDD Meeting minutes. There are several activities throughout the day whereby they are taking place back-to-back. Particularly, the Water Aerobics classes and Move-to-Music classes on Wednesdays and Fridays. The Move-to-Music class is let out the same time as the Water Aerobics class begins, making it a challenge for the latter class participants to find parking. When the weather gets warmer, there will be many more people attending water aerobics making parking even more difficult. Also, other activities such as tennis, pickleball, bocce, etc. are taking place during this time period.

It now appears that Monday afternoons are getting busier, too, as more people are playing games in the Grand Haven Room. The Cafe is being patronized as well during this time frame. Again, parking is an issue.

On a separate note, the lounge chairs around the perimeter of the pool are in dire need of cleaning. You don't want to put your towel or sit on them as they are filthy. I mentioned this to the facilitator (Christine) and she said she couldn't get them clean. They need bleach and power washing. Otherwise, Christine is doing a great job in cleaning other areas around the pool area.

I feel that there are more than adequate amenities for the residents to enjoy. We just do not have enough facilities/infrastructure to add anything further nor is there ample parking as mentioned above.

Appreciate your attention to this matter.

Thank you.  
Carol Schwarzlow

# EXHIBIT 9

**From:** Julianna Benedick <[julianna\\_benedick@hotmail.com](mailto:julianna_benedick@hotmail.com)>  
**Sent:** Monday, February 19, 2024 1:09 PM  
**To:** John Lucansky <[JLucansky@vestapropertyservices.com](mailto:JLucansky@vestapropertyservices.com)>  
**Subject:** Re: Attention All Amenity Users

Hi John,

Following up on our brief chat a few days ago, below are a few of my thoughts. As mentioned, seems like the squeaky wheels will get the grease ... big organized groups like pickleball and croquet. I'm all for making any and all of the amenities better, and appreciate the CDD wanting to hear from residents yet this call to action seems a bit lopsided.

Walking path/Esplanade, CDD streets (Waterside Pkwy, etc.)

- install doggie stations to help keep our common areas poop free (it's amazing and disgusting to me how many residents do NOT pick up after their dogs; you only need to walk along certain parts of Waterside to see piles...)

Tennis courts

- install backboard (if hard court surface is needed, consider installing at basketball court)

Creekside gym

- really needs updating! install barbells for Olympic-style lifting or machines that mimic Olympic lifting (squats, etc.)

Parking lot (additional parking only really needed when major events take place at Village Center/Cafe)

- has the CDD considered using the Golf Club parking lot for extra parking, and shuttling folks via volunteer-driven carts to & from their cars
- area north of current north VC parking lot, the land has already pretty much been cleared (Firewise?) and add option to reserve parking spot so that those who need to be closer to the Cafe don't have to walk so far. Events are RSVP only so when residents make event reservation they could then also reserve parking spot (these can be easily numbered and a PDF could be posted on the website)

Thanks for your consideration and passing these ideas along to the appropriate folks,  
Julianna Benedick

17 Augusta Trl

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**From:** Julianna Benedick <[Julianna\\_Benedick@hotmail.com](mailto:Julianna_Benedick@hotmail.com)>  
**Sent:** Wednesday, February 7, 2024 10:36 AM  
**To:** John Lucansky <[JLucansky@vestapropertyservices.com](mailto:JLucansky@vestapropertyservices.com)>  
**Subject:** Re: Attention All Amenity Users

Thanks for your speedy reply. I wasn't necessarily putting my name in, I just wanted to understand the process for those activities that aren't as organized as, for example, croquet or ballet.

How do all the various users of the path have just one representative? Who would that be and how will the other users know who this is?

I'm simply using the path as an example. Same challenge might be valid for even the pool, or as previously mentioned, the tennis courts.

I've got ideas and suggestions for other activities, how do I know who the corresponding representative is?

Hope this clarifies my question!

Sent from my iPhone

On Feb 7, 2024, at 10:06 AM, John Lucansky <[JLucansky@vestapropertyservices.com](mailto:JLucansky@vestapropertyservices.com)> wrote:

If you would like to speak about the paths, I will forward your name to the District manager, and you will get 10 minutes to speak. If you have any materials, you want distributed, I'll need those by Feb 26th

Hope this helps

**John Lucansky**

Amenity Manager

Grand Haven

<Outlook-qgegfazc.png>

2001 Waterside Parkway

Palm Coast, FL 32137

P: 386.447.0192

C: 904.304.4088

[www.VestaPropertyServices.com](http://www.VestaPropertyServices.com)

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**From:** Julianna Benedick <[julianna\\_benedick@hotmail.com](mailto:julianna_benedick@hotmail.com)>

**Sent:** Wednesday, February 7, 2024 8:08 AM

**To:** John Lucansky <[jlucansky@vestapropertyservices.com](mailto:jlucansky@vestapropertyservices.com)>

**Subject:** Fwd: Attention All Amenity Users

Hi John,

Great idea to get input from the residents and users, thanks for giving us the opportunity.

How will the "one representative" process work for, say, the path walking? Or even tennis and bocce courts (there are several different types of users).

Would appreciate your insight, thanks -  
Julianna Benedick



# EXHIBIT 10

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PROPOSAL :



**BOCCEBALL COURT  
EXPANSION @ GRAND HAVEN**

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# OVERVIEW

Bocceball has been a sport in many parts of Europe for more than 2500 years, as can be seen in these ancient carvings.

George Washington built a bocce court at Mount Vernon in the 1780s

As the USA welcomed many immigrants from Italy in the late 1800's, these families brought their traditions and sports with them.

Bocceball has grown to be a large sport enjoyed by all ages, but due to the nature of the sport, as people age, they can still enjoy meeting new players and compete in their favorite pastime!

Currently in the USA alone there are more than 25,000,000 people who enjoy the sport of Bocceball!



# BOCCEBALL - ALL- INCLUSIVE SPORT ACTIVITY



- Bocceball is a sport that elderly and handicapped members of the GH community can still participate.
- The first season (2023) of the Bocceball League included one participant who was in her early 90's, and she did quite well.
- It is so widespread and inclusive that even a Pope was known to play!

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# GRAND HAVEN GROWTH OF BOCCEBALL

- In the summer of 2023, a few Grand Haven Bocceball enthusiasts began to investigate if there was any interest in having a Bocceball League for Grand Haven residents.
- As word circulated around our neighbors, it was discovered that there was serious interest from more than 64 GH neighbors and a league was organized. It consisted of 64 people which evolved into 8 teams of 8 players.



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# GRAND HAVEN GROWTH OF BOCCEBALL

- Play began in late summer with a very well structured format. All league play occurred at the two GH Bocce courts on Wednesday and Thursday evenings (5:00-8:00) for a 16 week season.
- That group of 8 teams completed the season and a 2 day, double elimination Playoff Tournament in late December.
- They held an awards banquet in January, 2024, with 64 people in attendance.



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# SECOND SEASON LEAGUE GROWTH

- When canvassing the field to discover further interest for 2024, it was learned that interest had grown from the initial 64 participants to 137, an increase in participation of better than 100%.
  - At that point it was determined the league would need to have 12 teams with up to 12 members on each team.
  - Orientation for new members was held on February 7 and 22<sup>nd</sup>.
- 





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## **CURRENT 2024 SCHEDULE – 2 LEAGUES TO ACCOMMODATE THE INCREASED INTEREST**

- **Spring League**
  - **March 6<sup>th</sup> – to last 13-14 weeks**
- **Fall League**
  - **Starting August until 1<sup>st</sup> week of November**



# BOCCEBALL HAS EXTREME GH ENTHUSIASM – WHICH CAUSES 3 CAPACITY ISSUES FOR THE VILLAGE CENTER

- Issue 1 – The Bocceball League organizers reluctantly had to quit accepting new members when it was realized that the capacity for the two GH Bocceball courts was at a breaking point.
  - Arranging 12 teams to be able to compete in a balanced schedule was a daunting and complex task.
  - One solution that occurred was to expand the hours to be dedicated to the play from 3 hours (5:00-8:00) to 5 hours (2:00-7:00).
- Our proposal is to expand by at least 2 additional Bocceball courts

GRAND HAVEN - 16 TEAM TEMPLATE

Round 1							Round 2								
Week	Date	Court	2:00	3:00	4:00	5:00	6:00	Week	Date	Court	2:00	3:00	4:00	5:00	6:00
1	3/6/2024							9	5/1/2024						
	Wednesday 3/7/2024	1-1-3	4-2	2-3	3-5	4-5	1-1-10		1-11	1-12	2-12	2-10			
	Thursday	1-10-8	10-11	8-11	8-7	8-12	2-11-12		3-10	2-11	3-11	3-12			
		2-9-12	8-9	7-10	11-9	7-11	1-6-7		8-8	5-8	5-8	5-7			
2	3/13/2024							10	5/8/2024						
	Wednesday 3/14/2024	1-8-10	8-7	9-11	10-9	12-11	1-8-12		11-10	12-10	10-7	7-12			
	Thursday	1-1-2	1-8	4-1	5-2	4-3	2-8-10		7-6	11-7	5-11	6-11			
		2-5-3	3-4	2-6	6-3	5-1	1-4-9		1-8	2-8	2-9	8-8			
3	3/20/2024							11	5/9/2024						
	Wednesday 3/21/2024	1-1-10	1-11	1-12	2-12	2-10	2-8-1		8-2	3-1	8-4	8-5			
	Thursday	2-11-12	3-10	2-11	3-11	3-12	1-12-2		15-2	3-1	12-1	11-1			
		1-6-7	6-8	5-6	5-8	5-7	2-13-5		15-6	12-5	11-3	2-5			
4	3/27/2024							12	5/16/2024						
	Wednesday 3/28/2024	1-8-12	11-10	12-10	10-7	7-12	1-7-2		8-10	8-2	3-9	4-6			
	Thursday	2-5-10	7-6	11-7	5-11	6-11	2-4-10		1-7	3-7	7-4	3-6			
		1-8-9	1-8	2-8	2-9	8-8									
5	4/3/2024							13	5/22/2024						
	Wednesday 4/4/2024	1-12-2	11-2	9-1	12-1	11-1	1-10-1		10-2	10-3	10-3	12-3			
	Thursday	2-13-5	11-6	12-5	11-3	2-5	2-11-4		4-11	5-12	12-9	11-3			
		1-7-2	9-10	6-2	3-9	4-6	1-12-4		10-6	12-6	1-4	13-4			
6	4/10/2024							14	5/28/2024						
	Wednesday 4/11/2024	1-10-1	10-2	10-3	10-5	12-3	1								
	Thursday	1-12-4	10-6	12-6	1-4	10-4	2								
		2-7-1	7-3	8-2	9-3	9-4	1								
7	4/17/2024							15	6/5/2024						
	Wednesday 4/18/2024	1-1-3	4-2	2-3	3-6	4-5	1								
	Thursday	2-6-4	6-1	8-5	2-1	3-6	1								
		1-10-8	10-11	8-11	8-7	8-12	1								
8	4/24/2024							16	6/12/2024						
	Wednesday 4/25/2024	1-8-10	8-7	9-11	10-8	12-11	1								
	Thursday	2-12-8	8-10	10-12	12-7	7-9	1								
		1-1-2	1-6	4-1	5-2	4-3	1								
	2-5-3	3-4	2-6	6-3	5-1	2									



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## BOCCEBALL HAS EXTREME GH ENTHUSIASM – WHICH CAUSES 3 CAPACITY ISSUES FOR THE VILLAGE CENTER

- Issue 2
  - Only 4 Team members (Out of 10-12 team members in 2024) can play at a time per game
  - 2024 – Only 6 teams (out of 12 teams) can play **per night**, thus requiring 2 nights of league play
  - With a rotating schedule of 5 hours per night (Games @ 2PM, 3PM, 4PM, 5PM, & 6PM) for Wednesday and Thursday allows the 6 teams per night to play 3 or 4 games total per their scheduled night.
  - It is **not time-effective** to require residents to stay additional time until courts are available.



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## BOCCEBALL HAS EXTREME GH ENTHUSIASM – WHICH CAUSES 3 CAPACITY ISSUES FOR THE VILLAGE CENTER

- Issue 2 (continued)
  - Teams only playing the 3-4 games would be could be required to **stay 1 or 2 additional hours per evening** to complete their games
  - Realistically, with the current roster of 137 players (up from 64 in 2023), we should have 16 teams – doubled from the 8 teams last year that comprised 8 members per team!
  - Adhering to the same format of last year, that would require a total of 4 courts with 3 time slots per night (same as last season) for the 2 nights of Wednesday and Thursday.
  - The additional courts would allow members to schedule their time better, i.e. **1 day/week for up to 3 hrs. vs. having to put aside up to 5 hours** of a time commitment

PRESENTED HERE ARE 2 COMPARATIVE SCHEDULES TO DEMONSTRATE HOW THE SCHEDULE WOULD WORK IF WE HAVE 4 COURTS.

- THE 1ST IS AN EXAMPLE OF A 12 TEAM LEAGUE PLAYING FOR 12 WEEKS ON 4 COURTS (SAMPLE SHOWS 6 WEEKS). SAME # OF TEAMS AND CAN SCHEDULE 1 WEEK LESS THAT US CURRENTLY AT 13 WEEKS

- FOR 2024 GH NEEDS TO SCHEDULE 5 GAMES PER NIGHT TO FINISH UP IN A 13 WEEK SCHEDULE AND ALLOW UP TO 2 WEEKS FOR PLAYOFFS.

- THIS SAMPLE BOCCEBALL SCHEDULE ALLOWS FOR SCHEDULING 3 GAMES PER NIGHT, FOR ONLY 1 NIGHT PER WEEK VS 2024 GH SCHEDULE OF 2 NIGHTS PER WEEK.

**Saturday League Revision #3**

		10:00		10:45		11:30		12:15	
	Court #	Team#	vs. Team#	Team#	vs. Team#	Team#	vs. Team#	Team#	vs. Team#
Week 1 1/9/2016	1		1 vs. 2		5 vs. 7		9 vs. 10		13 vs. 15
	2		3 vs. 4		6 vs. 8		11 vs. 12		14 vs. 16
	3		5 vs. 6		1 vs. 3		13 vs. 14		9 vs. 11
	4		7 vs. 8		2 vs. 4		15 vs. 16		10 vs. 12
Week 2 1/16/16	1		9 vs. 12		10 vs. 14		1 vs. 4		2 vs. 6
	2		10 vs. 11		12 vs. 16		2 vs. 3		4 vs. 8
	3		13 vs. 16		11 vs. 15		5 vs. 8		3 vs. 7
	4		14 vs. 15		9 vs. 13		6 vs. 7		1 vs. 5
Week 3 1/23/16	1		3 vs. 8		4 vs. 6		11 vs. 16		12 vs. 14
	2		1 vs. 6		2 vs. 8		9 vs. 14		10 vs. 16
	3		2 vs. 7		3 vs. 5		10 vs. 15		11 vs. 13
	4		4 vs. 5		1 vs. 7		12 vs. 13		9 vs. 15
Week 4 1/30/16	1		7 vs. 15		6 vs. 13		2 vs. 10		3 vs. 11
	2		5 vs. 13		8 vs. 15		1 vs. 9		4 vs. 12
	3		8 vs. 16		5 vs. 14		4 vs. 11		2 vs. 9
	4		6 vs. 14		7 vs. 16		3 vs. 12		1 vs. 10
Week 5 2/6/16	1		1 vs. 11		3 vs. 10		8 vs. 13		5 vs. 15
	2		3 vs. 9		2 vs. 11		7 vs. 14		6 vs. 16
	3		4 vs. 10		1 vs. 12		6 vs. 15		7 vs. 13
	4		2 vs. 12		4 vs. 9		5 vs. 16		8 vs. 14
Week 6 2/13/16	1		7 vs. 12		5 vs. 9		4 vs. 16		1 vs. 14
	2		5 vs. 10		7 vs. 11		3 vs. 15		2 vs. 13
	3		6 vs. 9		8 vs. 12		2 vs. 14		4 vs. 15
	4		8 vs. 11		6 vs. 10		1 vs. 13		3 vs. 16

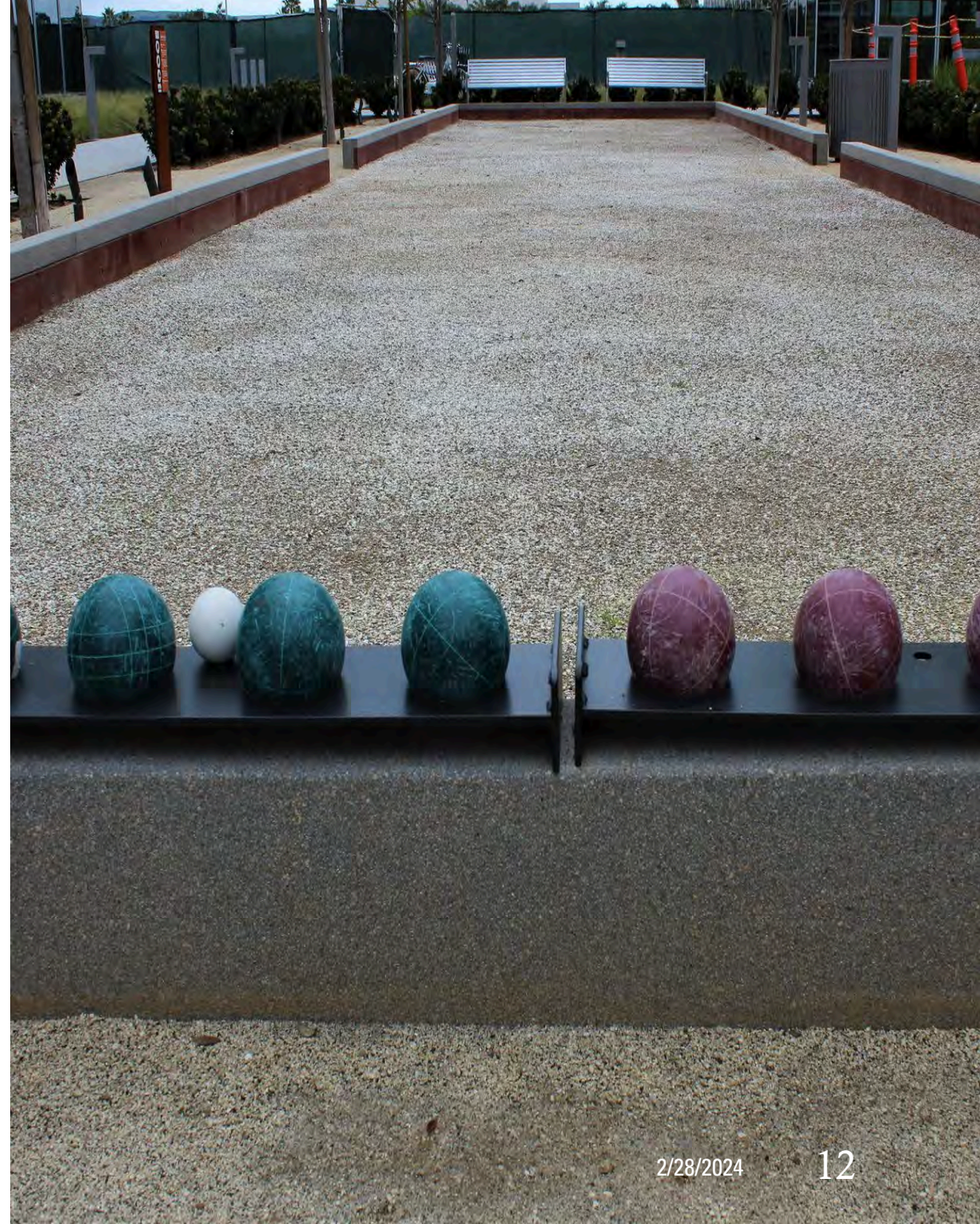
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-IF THE GRAND HAVEN BOCCEBALL LEAGUE ADDED 4 MORE TEAMS (FOR A TOTAL OF 16 TEAMS), WITH ONLY THE CURRENT 2 COURTS, THAT WOULD NECESSITATE ADDING A THIRD EVENING PER WEEK PLAYING AN ADDITIONAL 5 GAMES THAT DAY.

- THAT WOULD REQUIRE EACH OF THE 2 SEASONS TO ADD ANOTHER 4 WEEKS.

- IN 2023, PARTICIPANTS COMPLAINED THE SEASON WAS TOO LONG AND INTERFERED WITH THE HOLIDAYS.

- CONSIDERING TEAM ROTATION AND MATCHUPS, , A SHORTER SEASON OF LESS THAN 16 WEEKS ON ONLY 2 COURTS WITH 16 TEAMS WOULD NOT PROVIDE A BALANCED SCHEDULE.



The second example illustrates an actual 16 Team League who are playing on a 4 court complex. (This sample shows 6 weeks).

This schedule can accommodate 4 more teams than the current 2024 GH 12 teams and can play a full 12 week schedule vs the current GH league 13 weeks. This example works sufficiently with only 4 games scheduled over three time slots for ONLY 1 night per week, vs our 2 night per week.

The “scheduling advantage” of having access to 4 Bocceball courts instead of 2 is clearly evident.

VENETIAN FALL BOCCE SCHEDULE 2010 (SESSION 1)					
	START TIME	COURT 1	COURT 2	COURT 3	COURT 4
Jan 17, 2010 WEEK 1	1:00 PM	1 vs 2	3 vs 4	5 vs 6	7 vs 8
	2:00 PM	9 vs 10	11 vs 12	1 vs 3	2 vs 4
	3:00 PM	5 vs 7	6 vs 8	10 vs 12	9 vs 11
Jan 24, 2010 WEEK 2	1:00 PM	5 vs 8	6 vs 7	2 vs 3	1 vs 4
	2:00 PM	2 vs 6	1 vs 5	9 vs 12	10 vs 11
	3:00 PM	3 vs 9	4 vs 10	7 vs 11	8 vs 12
Jan 31, 2010 WEEK 3	1:00 PM	1 vs 6	2 vs 5	7 vs 12	3 vs 10
	2:00 PM	8 vs 11	4 vs 9	6 vs 10	1 vs 7
	3:00 PM	4 vs 12	3 vs 11	2 vs 8	5 vs 9
Feb 7, 2010 WEEK 4	1:00 PM	4 vs 11	3 vs 12	6 vs 9	5 vs 10
	2:00 PM	2 vs 7	1 vs 8	5 vs 11	6 vs 12
	3:00 PM	1 vs 9	2 vs 10	4 vs 8	3 vs 7
Feb 14, 2010 WEEK 5	1:00 PM	4 vs 7	1 vs 10	3 vs 8	2 vs 9
	2:00 PM	5 vs 12	6 vs 11	7 vs 9	8 vs 10
	3:00 PM	1 vs 11	2 vs 12	4 vs 6	3 vs 5
Feb 21, 2010 WEEK 6	1:00 PM	3 vs 6	9 vs 8	1 vs 12	-----
	2:00 PM	-----	7 vs 10	4 vs 5	2 vs 11

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# OTHER INCONVENIENCES THAT EXIST WITH HAVING ONLY TWO BOCCEBALL COURTS AVAILABLE

1. Unreasonable for participants to allocate 5-7 hours of their time per evening.
2. Congestion at Village Center and huge competition for limited available parking creates unnecessary animosity between the competing athletic groups.
3. A normal Bocce team has 8 members. In order to accommodate the 137 registered members, the 2024 GH team rosters had to be expanded to 12 members per team.
4. Team Captains must now utilize an intricate Excel Team Scheduler (that was created 'in house') to assure balancing equitable playing time for team players, whilst also assuring 4 available players per match. This requires placing time-consuming administrative duties to each team captain, assuming they can be computer savvy with the technology.



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## BOCCEBALL HAS EXTREME ENTHUSIASM – WHICH CAUSES 3 CAPACITY ISSUES FOR THE VILLAGE CENTER

- Issue 3 – Parking at the Village Center is already at a breaking point and the additional ~73 members in the league will add a huge burden to that capacity.
  - When we add the Pickleball, Tennis, Mahjong, Canasta, Ping Pong, Water Aerobics classes, Trivia nights, and ‘Name That Tune’ nights, the parking spaces are quickly overwhelmed.
- While not solely an issue for the Bocceball participants, this is truly an **impending amenity catastrophe**.





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GRAND HAVEN ALSO HAS ***'OTHER'*** BOCCEBALL ENTHUSIASTS – WHICH CAUSES AN ADDITIONAL CONFLICT : THERE ARE CURRENTLY INDIVIDUALS ENJOYING ***"NON- LEAGUE" BOCCEBALL COURT USE***

- There are currently existing **'Non-League'** Bocce groups that have had long established play times
- There currently are regular Monday morning groups, Monday afternoon groups, and Tuesday afternoon groups
- Our Bocce League would consume Wednesday and Thursday afternoons from from ~1:00 to ~8:00 both days
- Friday and Sunday seem to be OPEN PLAY days
- Saturday has a regular group of Condo residents who have established as playing Mid-Late mornings

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# SITES FOR EXPANSION OF BOCCEBALL ACTIVITY

- The most obvious location for the new Bocceball courts would be the grassy area to the East of the existing courts. It is of such an appropriate size and location and as it is empty, which would give even the casual observer a thought that it was intended for such a future expansion when the time is needed!
- As the numbers presented earlier show, the clear trajectory of participation is upward, and the current GH population that has an interest in Bocceball will view this project with approval.



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# ALTERNATIVE LOCATION

- An alternative location that might be considered is to the immediate west of the current courts. (Yellow area.) The cost would appear to be higher as this location would incur the additional expenses of
  - sidewalks,
  - bike stands, and
  - landscaping relocation
  - Relocation of electrical panels currently behind shrub hedgerow
  - Relocation of the hedgerows
- Considering the relatively small footprint that these courts would take up, a proximity to the current courts would be both efficient and has another benefit. The nature of the league games and scheduling require that the courts be in very close proximity to each other



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# ALTERNATIVE LOCATION (CONT.)

- Additional advantages/benefits of that close proximity were learned in the first season, when it became apparent that many of the league members were unfamiliar with the people and neighborhoods beyond their own villages.
- The closeness to the team members to other players (many of whom were new to Bocceball) enhanced camaraderie and new friendships were developed between GH neighbors who otherwise would not have met.
- That aspect of making new friends (even in later years) also adds to the desirability of living in Grand Haven, making it a safe and more social environment in which to reside!



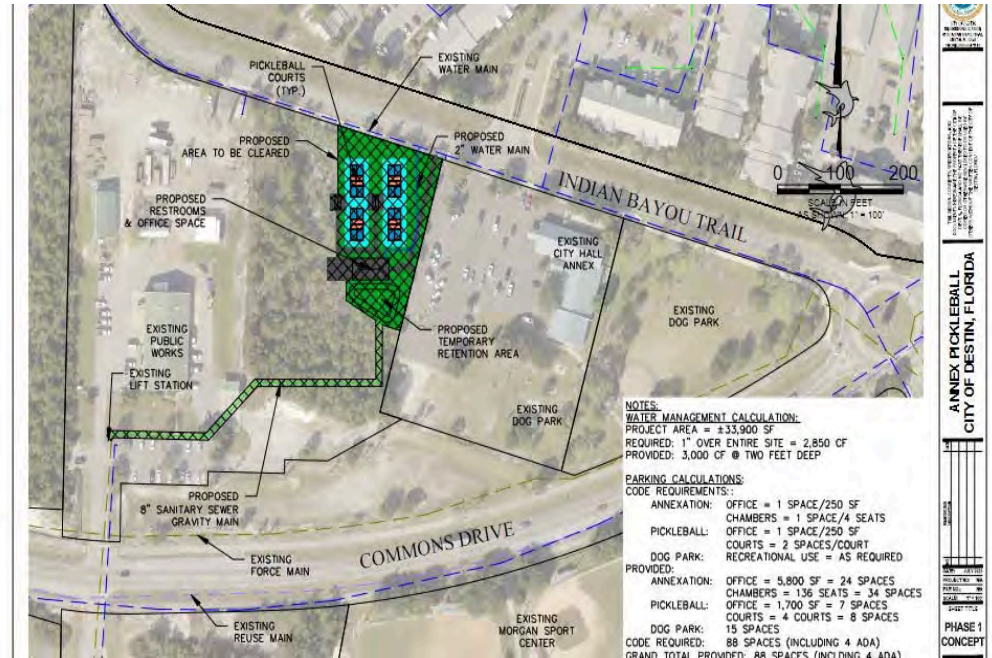
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# COST ESTIMATES FOR 2 NEW BOCCEBALL COURTS

- Preliminary Estimates for 2 additional Bocceball Courts are ranging from \$25,000 to \$35,000 per court including lighting and canopy fans.
- Lighting to match existing lighting is not included in those estimates.

# CONSIDERATIONS FOR BOCCEBALL COURT/OTHER AMENITY CONSTRUCTION

- Given that there will likely be disruptive ongoing construction due to an expansion of additional Pickleball courts and Bocceball courts, it would seem prudent to:
  - Time the construction projects to be implemented concurrently, thus diminishing the length of down time (period of inconvenience) to amenity users
  - Potentially utilize the ‘same’ contractor to diminish the exchanging of large equipment and increasing familiarity of the onsite workmen with the Grand Haven Amenity Center



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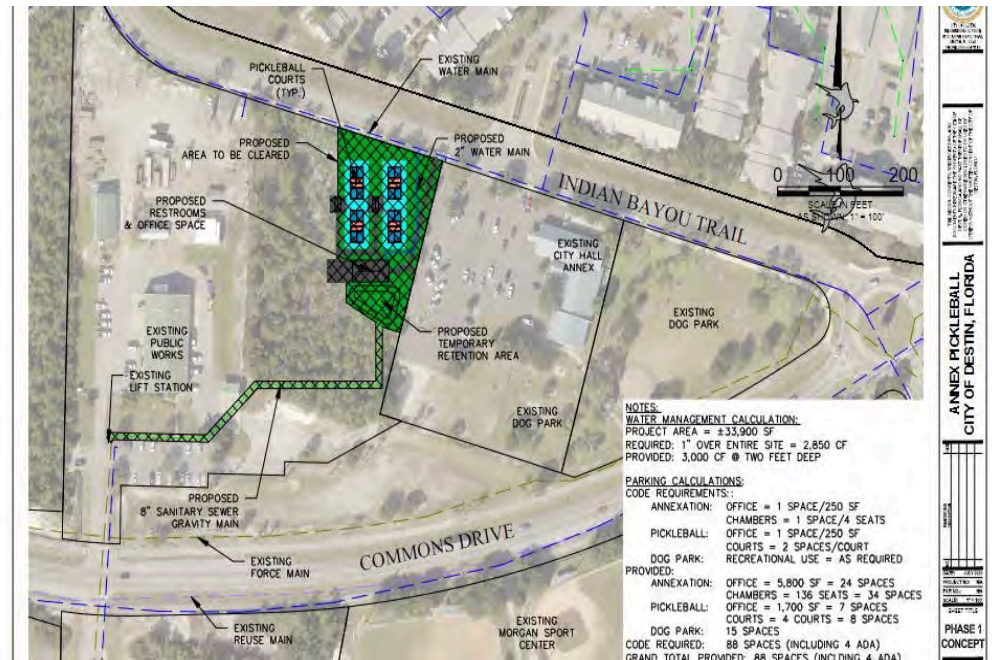
## BENEFITS OF COORDINATING BOCCEBALL COURT EXPANSION WITH OTHER AMENITY CONSTRUCTIONS

- Using the same contractor would decrease the costs due to having a ‘package deal’!
- This would minimize cost and disruption by
  - **Eliminating the replacement of multiple infrastructure items, such as:**
    - **Grass**
    - **Plantings**
    - **Plant beds, Curbing**
    - **Sidewalks**



# TIMELINE CONSIDERATION OF BOCCEBALL COURT/OTHER AMENITY CONSTRUCTION

- Quotes for Bocceball Court and Pickleball Court Expansion not later than April 15, 2024
- This should permit approval of development plans not later than July 15, 2024
- Completed construction of all preferably not later than March 2025 to be ready for Soring league play in both sports





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END

# EXHIBIT 11

**From:** Holly Emerson <[twosanddollars@gmail.com](mailto:twosanddollars@gmail.com)>  
**Sent:** Tuesday, February 6, 2024 5:52 PM  
**To:** John Lucansky <[jlucansky@vestapropertyservices.com](mailto:jlucansky@vestapropertyservices.com)>  
**Subject:** Amenity Suggestion

Hello John,

I am going to address how to enhance the dog park in Wild Oaks. :o)

1. Dog owners are the participants.
2. The number of participants has been growing.
3. The dog park is utilized during daylight hours seven days a week.
4. The dog park needs to be mulched every 6 months to cover the decomposed mulch which allows dogs to use the park without becoming dirty and muddy.
5. Other than mulch, poop bags are the only other expense.

It is the dog park participants hope that remulching and poop bags are already on the list of scheduled HOA maintenance.

I am not sure if anyone else will respond about the dog park amenity. I will be out of town at the time of the meeting. Can you please make sure this amenity is included in the meeting?

P.S. Can you also shoot me an email back so that I know you have received this.

Thank you in advance!

--

Best Regards,

Joe and Holly Emerson

Joe 410 610 9890  
Holly 410 610 9888  
[twosanddollars@gmail.com](mailto:twosanddollars@gmail.com)

# EXHIBIT 12

**From:** [dlwlover@aol.com](mailto:dlwlover@aol.com) <[dlwlover@aol.com](mailto:dlwlover@aol.com)>  
**Sent:** Saturday, February 17, 2024 8:31 AM  
**To:** John Lucansky <[jlucansky@vestapropertyservices.com](mailto:jlucansky@vestapropertyservices.com)>  
**Subject:** Request for Time on March 7

John,

My name is Deanna Frank and I live at 44 N. Waterview Drive. My husband and I have owned our home in Grand Haven for 15 years.

Please add me to the March 7 agenda to discuss how we can expand our Amenity Meeting Space and also address the serious parking issue at the Village Center.

Please acknowledge receipt of my request and confirm that I am on the agenda at your earliest convenience. I am employed as a Flight Attendant for United Airlines and need to request that day off work as soon as possible.

Respectfully,

Deanna Frank  
[Dlwlover@aol.com](mailto:dlwlover@aol.com)  
Cell 310-251-4926

# EXHIBIT 13

**From:** Keith Marvin <[keithmarvin@ymail.com](mailto:keithmarvin@ymail.com)>  
**Sent:** Monday, February 5, 2024 8:59 PM  
**To:** John Lucansky <[jlucansky@vestapropertyservices.com](mailto:jlucansky@vestapropertyservices.com)>  
**Subject:** Amenities.....

Just a thought but our GH costs have gone up a lot in the 22 years I have been here. The amenities were based on the total size of the property. I can understand the new pickleball craze but where is the evaluation of the many costs to maintain our properties? What do we have for repair of roads, sidewalks etc. if 100 people out over over 1900 properties that pay the bills want more croquet I find it hard to believe that makes sense. They have taken it to the limit of more fields for them to only play their way and dress. This group has more spent of them per player now than makes sense with no cost.

Tennis seems to have enough courts and a lot of times in the afternoons they are empty so what new amenities are you looking for? I don't see any effort to do dances or DJ's in the Grand Haven room? The golf course has now eliminated all social events from nonmembers so why not consider things that are more social in nature. Piano concerts or social interactions for the non sports playing people? Wine tastings??

Why are free amenities only for sports or gyms?

Just a few thoughts. I should say that I don't play or use any of the tennis, croquet, pickleball facilities but may someday. I think they do a nice job with the cafe. Don't let a few people raise the costs when not needed..... I know everyone wants all their personal things given for free but maybe it is time to charge clubs or groups something based on the high cost of maintaining their special facilities.

Keith Marvin  
57 Osprey Circle

[Sent from Yahoo Mail for iPhone](#)

# EXHIBIT 14



Examples as presented to the Grand Haven CDD Board of Supervisors on December 07, 2023, by David Paukovich regarding the need for Croquet Court lighting and requesting parity with the other amenities within Grand Haven that have lights.

SUNDAY November 05, 2023:

### Sign-up Genius Log, Village Center Tennis

5:00pm-6:30pm	<b>Court 1</b> 1 slot available <a href="#">Sign Up</a>
	<b>Court 2</b> 1 slot available <a href="#">Sign Up</a>
	<b>Court 3</b> All slots filled Full Liz Storrs <b>LS</b>
	<b>Court 4</b> 1 slot available <a href="#">Sign Up</a>
	<b>Court 5</b> 1 slot available <a href="#">Sign Up</a>
	<b>Court 6</b> 1 slot available <a href="#">Sign Up</a>
	<b>Court 7</b> 1 slot available <a href="#">Sign Up</a>

### Village Center Tennis, 5:50pm



SUNDAY November 05, 2023:

Sign-up Genius Log, Creekside Croquet

4:00pm-5:30pm	<b>Court 1 Solid</b> 1 slot available <a href="#">Sign Up</a>
	<b>Court 1 Striped</b> 1 slot available <a href="#">Sign Up</a>
	<b>Court 2 Solid</b> All slots filled Full Dave P Paukovich <b>DP</b>
	<b>Court 2 Striped</b> 1 slot available <a href="#">Sign Up</a>
	<b>Court 3 Solid</b> All slots filled Full Podduturu M Reddy <b>PR</b> PM Reddy & P Vijaya Reddy and open to others
	<b>Court 3 Striped</b> 1 slot available <a href="#">Sign Up</a>

Creekside Croquet Courts, 5:58pm



MONDAY November 06, 2023:

Sign-up Genius Log, Village Center Tennis

5:00pm-6:00pm	<b>Court 1</b> All slots filled Howard Chodak HC Full
	<b>Court 2</b> 1 slot available Sign Up
	<b>Court 3</b> COMMUNITY TENNIS All slots filled COMMUNITY TENNIS
	<b>Court 4</b> COMMUNITY TENNIS All slots filled COMMUNITY TENNIS
	<b>Court 5</b> 1 slot available Sign Up
	<b>Court 6</b> All slots filled Chun Lautz CL Lautz Full
	<b>Court 7</b> All slots filled Brian Counts-Tennis... Full

6:30pm-8:00pm	<b>Court 1</b> All slots filled Howard Chodak HC Full
	<b>Court 2</b> 1 slot available Sign Up
	<b>Court 3</b> COMMUNITY TENNIS All slots filled COMMUNITY TENNIS
	<b>Court 4</b> COMMUNITY TENNIS All slots filled COMMUNITY TENNIS
	<b>Court 5</b> 1 slot available Sign Up
	<b>Court 6</b> 1 slot available Sign Up
	<b>Court 7</b> All slots filled Brian Counts-Tennis... Full

MONDAY November 06, 2023:

Village Center Tennis, 6:00pm



Sign-up Genius Log, Village Center Pickleball

5:00pm-6:30pm	<b>Village Center Court 1</b> COMMUNITY PICKLEBALL All slots filled	Full
	<b>Village Center Court 2</b> 1 slot available	Sign Up
	<b>Village Center Court 3</b> All slots filled	Full
	<b>Village Center Court 4</b> 1 slot available	Sign Up
	<b>Creekside Court</b> Located on the Creekside Basketball Court 1 slot available	Sign Up
		COMMUNITY PICKLEBAL... 
		Don Slaznik 

Village Center Pickleball, 6:00pm



MONDAY November 06, 2023:

Sign-up Genius Log, Creekside Croquet Courts

5:30pm-7:00pm	<b>Court 1 Solid</b> 1 slot available <a href="#">Sign Up</a>
	<b>Court 1 Striped</b> 1 slot available <a href="#">Sign Up</a>
	<b>Court 2 Solid</b> All slots filled Full DAVID PAUKOVICH <b>DP</b>
	<b>Court 2 Striped</b> 1 slot available <a href="#">Sign Up</a>
	<b>Court 3 Solid</b> 1 slot available <a href="#">Sign Up</a>
	<b>Court 3 Striped</b> 1 slot available <a href="#">Sign Up</a>

Creekside Court Courts, 5:51pm



# EXHIBIT 15

	FY 2023 ACTUAL	FY 2024 ADOPTED	PERCENTAGE CHANGE BETWEEN FY 2023 AND FY 2024	10/1/2023-12/31/23	FY 2025 PROJECTED	PERCENTAGE CHANGE BETWEEN FY 2024 AND FY 2025
<b>REVENUES</b>						
<b>Assessments Levied (net of allowable discounts):</b>						
Assessment Levy - General Fund	\$ 3,738,054	\$ 4,019,578	7.53%	\$ 3,548,167	\$ 4,321,316	7.51%
Assessment Levy - Infrastructure Reinvestment	\$ -	\$ -	0.00%	\$ -	\$ -	
Assessment Levy - Escalante Fund (Statement 2)	\$ -	\$ -	0.00%	\$ -	\$ -	
On Roll Excess Fees	\$ 23,081	\$ -	0.00%	\$ -	\$ -	
<b>Additional Revenues:</b>						
Fund Balance Forward	\$ -	\$ 108,535		\$ -	\$ 74,207	-31.63%
Reuse water	\$ 20,271	\$ 23,000	0.00%	\$ 4,955	\$ 23,000	0.00%
Gate & amenity guest	\$ 11,167	\$ 9,000	0.00%	\$ 2,172	\$ 9,000	0.00%
Tennis	\$ 1,275	\$ 500	-83.33%	\$ 131	\$ 500	0.00%
Room rentals & Rec. Center Use Fee	\$ 11,750	\$ 2,000	0.00%	\$ 400	\$ 2,000	0.00%
Interest - investments	\$ 32,422	\$ 20,000	0.00%	\$ 17,355	\$ 20,000	0.00%
Miscellaneous	\$ 1,625			\$ 1,022		
Amenity activity share		\$ -		\$ -	\$ -	
Insurance proceeds		\$ -		\$ -	\$ -	
Grant		\$ -		\$ -	\$ -	
Settlements		\$ -		\$ -	\$ -	
State reimbursement - Hurricane		\$ -		\$ -	\$ -	
<b>TOTAL REVENUES</b>	<b>\$ 3,839,645</b>	<b>\$ 4,182,613</b>	<b>10.21%</b>	<b>\$ 3,574,202</b>	<b>\$ 4,450,023</b>	<b>6.39%</b>

	FY 2023 ACTUAL	FY 2024 ADOPTED	PERCENTAGE CHANGE BETWEEN FY 2023 AND FY 2024	10/1/2023-12/31/23	FY 2025 PROJECTED	PERCENTAGE CHANGE BETWEEN FY 2024 AND FY 2025
<b>EXPENDITURES</b>						
<b>ADMINISTRATIVE</b>						

Supervisors - regular meetings	\$ 8,800	\$ 12,000	0.00%	\$ 2,400	\$ 12,000	0.00%
Supervisor - workshops	\$ 7,600	\$ 9,000	0.00%	\$ 800	\$ 9,000	0.00%
District Management Services						
District management	\$ 42,924	\$ 41,508	3.00%	\$ 10,683	\$ 44,413	7.00%
Administrative	\$ 10,712	\$ 11,033	3.00%	\$ 2,758	\$ 11,806	7.00%
Accounting	\$ 22,119	\$ 22,783	3.00%	\$ 5,696	\$ 24,378	7.00%
Assessment roll preparation	\$ 9,734	\$ 10,026	3.00%	\$ 2,507	\$ 10,727	7.00%
Disclosure report	\$ -	\$ -		\$ -	\$ -	
Arbitrage rebate calculation	\$ -	\$ -		\$ -	\$ -	
Office supplies	\$ -	\$ 1,103	5.00%	\$ -	\$ 1,180	7.00%
Postage	\$ 5,909	\$ 3,308	5.00%	\$ -	\$ 3,539	7.00%
Trustee	\$ -	\$ -		\$ 502	\$ -	
Audit	\$ 6,800	\$ 4,950	2.06%	\$ -	\$ 5,297	7.00%
Legal - general counsel	\$ 118,423	\$ 106,605	3.50%	\$ 33,299	\$ 114,067	7.00%
Engineering	\$ 39,879	\$ 40,000	26.98%	\$ 5,839	\$ 42,800	7.00%
Engineering: Stormwater Analysis Report	\$ -	\$ -	-100.00%	\$ -	\$ 5,000	
Legal advertising	\$ 2,681	\$ 5,733	5.00%	\$ 435	\$ 6,134	7.00%
Bank fees	\$ 1,515	\$ 1,654	5.00%	\$ 515	\$ 1,770	7.00%
Dues & licenses	\$ 175	\$ 193	5.00%	\$ 175	\$ 206	7.00%
Property taxes	\$ 2,563	\$ 2,646	5.00%	\$ 2,496	\$ 2,831	7.00%
Tax collector	\$ -	\$ -		\$ -	\$ -	
Contingencies & Administrative-Other	\$ 3,329	\$ -		\$ -	\$ -	
<b>TOTAL ADMINISTRATIVE</b>	<b>\$ 283,163</b>	<b>\$ 272,540</b>	<b>3.96%</b>	<b>\$ 68,105</b>	<b>\$ 295,148</b>	<b>8.30%</b>

	FY 2023 ACTUAL	FY 2024 ADOPTED	PERCENTAGE CHANGE BETWEEN FY 2023 AND FY 2024	10/1/2023-12/31/23	FY 2025 PROJECTED	PERCENTAGE CHANGE BETWEEN FY 2024 AND FY 2025
<b>INFORMATION AND TECHNOLOGY</b>						
IT support	\$ 33,542	\$ 30,244	8.00%	\$ 7,497	\$ 32,361	7.00%
Village Center and Creeside telephone & fax	\$ 6,860	\$ 7,423	8.00%	\$ 1,252	\$ 7,943	7.00%
Cable/internet-village center/creekside	\$ 16,110	\$ 13,500	31.44%	\$ 2,798	\$ 14,445	7.00%
Wi-Fi for gates	\$ -	\$ 5,396	5.00%	\$ -	\$ 5,773	7.00%
Landlines/hot spots for gates and cameras	\$ 27,697	\$ 29,106	5.00%	\$ 6,390	\$ 31,143	7.00%



Cell phones	\$ 5,885	\$ 8,028	5.00%	\$ 1,047	\$ 8,590	7.00%
Website hosting & development	\$ 2,079	\$ 1,670	5.00%	\$ 493	\$ 1,787	7.00%
ADA website compliance	\$ 220	\$ 232	5.00%	\$ 210	\$ 248	7.00%
Communications: e-blast	\$ 336	\$ 551	5.00%	\$ 104	\$ 590	7.00%
<b>TOTAL INFORMATION AND TECHNOLOGY</b>	<b>\$ 92,729</b>	<b>\$ 96,150</b>	<b>9.28%</b>	<b>\$ 19,791</b>	<b>\$ 102,881</b>	<b>7.00%</b>

	FY 2023 ACTUAL	FY 2024 ADOPTED	PERCENTAGE CHANGE BETWEEN FY 2023 AND FY 2024	10/1/2023-12/31/23	FY 2025 PROJECTED	PERCENTAGE CHANGE BETWEEN FY 2024 AND FY 2025
<b>INSURANCE</b>						
Insurance: general liability & public officials	\$ 110,628	\$ 131,034	27.80%	\$ 150,395	\$ 140,206	7.00%
Insurance: property	\$ -	\$ -			\$ -	
Insurance: auto general liability	\$ -	\$ -			\$ -	
Flood insurance	\$ -	\$ -			\$ -	
<b>TOTAL INSURANCE</b>	<b>\$ 110,628</b>	<b>\$ 131,034</b>	<b>27.80%</b>	<b>\$ 150,395</b>	<b>\$ 140,206</b>	<b>7.00%</b>

	FY 2023 ACTUAL	FY 2024 ADOPTED	PERCENTAGE CHANGE BETWEEN FY 2023 AND FY 2024	10/1/2023-12/31/23	FY 2025 PROJECTED	PERCENTAGE CHANGE BETWEEN FY 2024 AND FY 2025
<b>UTILITIES</b>						
Electric						
Electric services - #12316, 85596, 65378	\$ 8,126	\$ 6,399	7.00%	\$ 1,680	\$ 6,847	7.00%
Electric- Village Center - #18308	\$ 37,925	\$ 38,761	7.00%	\$ 6,844	\$ 41,474	7.00%
Electric - Creekside - #87064, 70333	\$ 27,204	\$ 26,456	7.00%	\$ 3,373	\$ 28,308	7.00%
Street lights	\$ 27,552	\$ 24,610	7.00%	\$ 7,034	\$ 26,333	7.00%
Propane - spas/café	\$ 30,473	\$ 44,762	5.00%	\$ 3,496	\$ 47,895	7.00%
Garbage - amenity facilities	\$ 14,188	\$ 16,758	5.00%	\$ 3,697	\$ 17,931	7.00%
Water/sewer						
Water services	\$ 144,518	\$ 135,000	11.80%	\$ 31,832	\$ 144,450	7.00%
Water - Village Center - #324043-44997	\$ 19,796	\$ 14,884	5.00%	\$ 4,117	\$ 15,926	7.00%
Water - Creekside - #324043-45080	\$ 8,434	\$ 8,048	5.00%	\$ 2,319	\$ 8,612	7.00%
Pump house shared facility	\$ 1,996	\$ 17,089	5.00%	\$ 1,485	\$ 18,285	7.00%
<b>TOTAL UTILITIES</b>	<b>\$ 320,212</b>	<b>\$ 332,765</b>	<b>8.26%</b>	<b>\$ 65,877</b>	<b>\$ 356,059</b>	<b>7.00%</b>

**FIELD OPERATIONS**

	FY 2023 ACTUAL	FY 2024 ADOPTED	PERCENTAGE CHANGE BETWEEN FY 2023 AND FY 2024	10/1/2023-12/31/23	FY 2025 PROJECTED	PERCENTAGE CHANGE BETWEEN FY 2024 AND FY 2025
Stormwater system						
Aquatic contract	\$ 54,093	\$ 60,000	11.09%	\$ 13,929	\$ 64,200	7.00%
Aquatic contract: lake watch	\$ 4,628	\$ 5,000	16.83%	\$ 795	\$ 5,350	7.00%
Aquatic contract: aeration maintenance	\$ 1,289	\$ 4,410	5.00%	\$ 1,042	\$ 4,719	7.00%
Lake bank spraying	\$ -	\$ 6,756	5.00%	\$ -	\$ 7,229	7.00%
Stormwater system repairs & maintenance	\$ -	\$ 16,538	5.00%	\$ -	\$ 17,695	7.00%
Property maintenance						
Horticultural consultant	\$ 9,600	\$ 10,584	5.00%	\$ 2,400	\$ 11,325	7.00%
Landscape enhancement	\$ -	\$ -		\$ -	\$ -	
Landscape repairs & replacement	\$ 42,858	\$ 22,050	5.00%	\$ 39,548	\$ 23,594	7.00%
Landscape maintenance contract services (FY 2025: First Year of Contract)	\$ 638,537	\$ 696,000	9.00%	\$ 106,423	\$ 697,155	0.17%
Landscape maintenance: croquet	\$ 54,128	\$ 61,196	1.99%	\$ 68,211	\$ 65,480	7.00%
Tree maintenance (Oak tree pruning)	\$ 44,800	\$ 39,690	8.00%	\$ 9,600	\$ 42,468	7.00%
Optional flower rotation	\$ -	\$ 25,000	19.05%	\$ -	\$ 26,750	7.00%
Irrigation repairs & replacement	\$ 33,749	\$ 42,000	5.00%	\$ 5,481	\$ 44,940	7.00%
Roads & bridges repairs	\$ 8,351	\$ 16,538	5.00%	\$ -	\$ 17,695	7.00%
Sidewalk repairs & replacement	\$ 1,063	\$ -		\$ -	\$ -	
Street light maintenance (including but not limited to Photocell, globe, and bulb replacement)	\$ 9,172	\$ 5,000	-68.25%	\$ 3,476	\$ 5,350	7.00%
Vehicle repairs & maintenance	\$ 15,505	\$ 10,000	90.48%	\$ 13,503	\$ 10,700	7.00%
Office supplies: field operations	\$ 14,240	\$ 15,435	5.00%	\$ 5,350	\$ 16,515	7.00%
Holiday lights	\$ 6,911	\$ 9,923	5.00%	\$ 3,409	\$ 10,617	7.00%
CERT operations	\$ 496	\$ 500	0.00%	\$ -	\$ 500	0.00%
Community maintenance	\$ 93,560	\$ 145,000	20.83%	\$ 29,381	\$ 155,150	7.00%
Storm clean-up/Hurricane Clean up	\$ 158,810	\$ 28,665	5.00%	\$ -	\$ 30,672	7.00%
Miscellaneous contingency	\$ 108	\$ -		\$ -	\$ -	

<b>TOTAL FIELD OPERATIONS</b>	<b>\$ 1,191,898</b>	<b>\$ 1,220,284</b>	<b>11.89%</b>	<b>\$ 302,548</b>	<b>\$ 1,258,103</b>	<b>3.10%</b>
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	<b>FY 2023 ACTUAL</b>	<b>FY 2024 ADOPTED</b>	<b>PERCENTAGE CHANGE BETWEEN FY 2023 AND FY 2024</b>	<b>10/1/2023-12/31/23</b>	<b>FY 2025 PROJECTED</b>	<b>PERCENTAGE CHANGE BETWEEN FY 2024 AND FY 2025</b>
<b>STAFF SUPPORT</b>						
Payroll	\$ 604,676	\$ 700,000	15.40%	\$ 171,407	\$ 749,000	7.00%
Merit pay/bonus	\$ 24,945	\$ 45,000	80.00%	\$ 20,201	\$ 45,000	0.00%
Payroll taxes	\$ 49,534	\$ 50,000	-38.75%	\$ 14,828	\$ 53,500	7.00%
Health insurance	\$ 98,413	\$ 128,260	10.00%	\$ 29,324	\$ 137,238	7.00%
Insurance: workers' compensation	\$ 12,214	\$ 30,000	0.00%	\$ 10,561	\$ 30,000	0.00%
Payroll services	\$ 4,238	\$ 6,250	0.00%	\$ 969	\$ 6,250	0.00%
Mileage reimbursement	\$ 9,300	\$ 10,000	-37.50%	\$ 1,914	\$ 8,000	-20.00%
Vehicle Allowance	\$ -	\$ -		\$ -	\$ -	
Additional Staffing	\$ -	\$ -		\$ -	\$ -	
<b>TOTAL STAFF SUPPORT</b>	<b>\$ 803,320</b>	<b>\$ 969,510</b>	<b>9.92%</b>	<b>\$ 249,204</b>	<b>\$ 1,028,988</b>	<b>6.13%</b>

	<b>FY 2023 ACTUAL</b>	<b>FY 2024 ADOPTED</b>	<b>PERCENTAGE CHANGE BETWEEN FY 2023 AND FY 2024</b>	<b>10/1/2023-12/31/23</b>	<b>FY 2025 PROJECTED</b>	<b>PERCENTAGE CHANGE BETWEEN FY 2024 AND FY 2025</b>
<b>AMENITY OPERATIONS</b>						
Amenity Management & Operations (Contract ends FY 2024)	\$ 632,226	\$ 628,887	3.00%	\$ 166,160	\$ 700,000	11.31%
A/C maintenance and service	\$ 19,984	\$ 4,300	5.00%	\$ 2,381	\$ 4,601	7.00%
Fitness equipment service	\$ 3,477	\$ 8,269	5.00%	\$ 805	\$ 8,848	7.00%
Music licensing	\$ 4,020	\$ 4,000	6.47%	\$ 1,861	\$ 4,280	7.00%
Pool/spa permits	\$ 877	\$ 965	5.00%	\$ -	\$ 1,032	7.00%
Pool chemicals	\$ 20,139	\$ 25,440	6.23%	\$ 5,301	\$ 27,221	7.00%
Pest control	\$ 2,489	\$ 4,300	5.00%	\$ 745	\$ 4,601	7.00%
Amenity maintenance	\$ 155,378	\$ 150,000	25.00%	\$ 28,994	\$ 160,500	7.00%
Special events	\$ 15,503	\$ 11,025	5.00%	\$ 4,614	\$ 11,797	7.00%
<b>TOTAL AMENITY</b>	<b>\$ 854,093</b>	<b>\$ 837,185</b>	<b>7.60%</b>	<b>\$ 210,861</b>	<b>\$ 922,879</b>	<b>10.24%</b>

	<b>FY 2023 ACTUAL</b>	<b>FY 2024 ADOPTED</b>	<b>PERCENTAGE CHANGE BETWEEN FY 2023 AND FY 2024</b>	<b>10/1/2023-12/31/23</b>	<b>FY 2025 PROJECTED</b>	<b>PERCENTAGE CHANGE BETWEEN FY 2024 AND FY 2025</b>
<b>SECURITY</b>						
Gate access control staffing (Year to Year contract)	\$ 207,408	\$ 225,323	5.00%	\$ 56,018	\$ 241,096	7.00%
Additional guards	\$ -	\$ 8,820	5.00%	\$ -	\$ 9,437	7.00%
Guardhouse facility maintenance	\$ 13,971	\$ 25,000	48.81%	\$ 4,204	\$ 26,750	7.00%
Gate communication devices	\$ 9,858	\$ 23,153	5.00%	\$ 2,253	\$ 24,773	7.00%
Gate operating supplies	\$ 12,339	\$ 35,000	108.33%	\$ 5,375	\$ 37,450	7.00%
Fire & security system	\$ 6,095	\$ 5,843	5.00%	\$ 2,311	\$ 6,252	7.00%
<b>TOTAL SECURITY</b>	<b>\$ 249,671</b>	<b>\$ 323,139</b>	<b>13.70%</b>	<b>\$ 70,161</b>	<b>\$ 345,759</b>	<b>7.00%</b>
<b>TOTAL O&amp;M EXPENDITURES</b>	<b>\$ 3,905,714</b>	<b>\$ 4,182,607</b>	<b>10.21%</b>	<b>\$ 1,136,942</b>	<b>\$ 4,450,023</b>	<b>6.39%</b>

# EXHIBIT 16

## Grand HavenCDD - Capital Reserve Plan

Fiscal Year		2025	
Capital Project Costs			
Location	Item	Asset Description	Total
Annual - Access Control	1	Gate & Gate Operator - Replacement	\$12,763
Annual - Concrete, Curb and Gutter	2	Concrete Curb and Gutter Replacement	\$158,259
Annual - Concrete, Sidewalk Repair	3	Concrete Replacement	\$53,093
Annual - Firewise Projects	4	Firewise Projects	\$52,072
Annual - Road Repairs	5	Road Repairs	\$31,907
Annual - Security Camera System	6	Camera and DVR Replacement	\$11,487
Annual - Site Lighting	7	Light Pole & Fixture - Replacement (estimated 5 poles)	\$32,418
Annual--Pond Bank Reinforcement	468	Pond Bank Erosion Issues	\$38,198
Furniture, Fixtures & Equipment - Creekside Amenity Center	121	Furnishings/Decorating Allowance - Clubhouse ((CAC))	\$23,185
	122	Furniture, Outdoor, Composite Tbl/Chair - (CAC) Croquet	\$10,488
	126	Tiki Bar, Ice Machine - (CAC)	\$6,839
	127	Tiki Bar, Microwave - (CAC)	\$2,094
	130	Tiki Bar, Sink, Hand - (CAC)	\$674
Furniture, Fixtures & Equipment - Miscellaneous Electronics	8	Electronics, Office Technology Allowance - CDD Office	\$19,064
	131	Café, Computer Workstation, Point Of Sale - Cafe Bar (VC)	\$6,956
	132	Electronics, Office, Copy Machine - (VC)	\$3,952
Furniture, Fixtures & Equipment - Village Center	134	Cafe, Cooler, 3 Door Reach-In - Bar (VC)	\$0
Maintenance Equipment	97	Maint, Pressure Washer	\$8,115
	98	Maint, Utility Vehicle - Kawasaki Mule	\$17,389
	99	Maint, Vehicle, 2022 Ford-F150, 2WD (Additional Fleet Vehicle)	\$41,734
Mechanical and Electrical - Creekside Amenity Center	155	Drinking Fountain, Outdoor - Creekside Amenity Center	\$3,202
Misc Building Components - Creekside Amenity Center	101	Door, Metal Overhead - Tiki Bar (CAC)	\$7,935
	102	Finish, Tile Floor - Clubhouse (CAC) Patio	\$56,275
Misc Building Components - Village Center	157	Café, 2nd Part X Renovation Allowance - (VC)	\$376,764
Misc Site Improvements - Basketball Courts	104	Basketball Court Resurfacing, Asphalt Base - (CAC)	\$7,500
	105	Basketball Court Resurfacing, Asphalt Base - Wild Oaks	\$6,000
Misc Site Improvements - Croquet Courts	106	Croquet Court, Regrass Allowance - (CAC)	\$55,885
	161	Shelter Fabric, Recover - Croquet (CAC) Large Shelter	\$6,666
	162	Shelter Fabric, Recover - Croquet (CAC) Small Shelter (x4)	\$5,796
Misc Site Improvements - Irrigation, Landscaping, Lakes, Drainage	240	Lake Aerator (Annual)	\$39,056
Misc Site Improvements - Landscape Enhancements, Reinvestment	32	Landscape Enhancements-Annual Reinvestment	\$57,964
Misc Site Improvements - Monument & Entry Feature Refurbishment	164	Refurbishment Allowance - Monument and Mailbox	\$50,081
	166	Refurbishment Allowance - Monument Main Entry	\$11,593
	167	Refurbishment Allowance - Monument South Entry	\$11,593
Misc Site Improvements - Pool Area - Creekside Amenity Center	113	Pool Finish, Exposed Aggregate & Tile Trim	\$77,435
Misc Site Improvements - Signage	34	Street Signs and Poles, Replacement	\$10,000
Misc Site Improvements - Tennis Facility	35	Tennis Court Resurfacing, Clay - (VC) Courts 1-7	\$45,000
Paving	168	Roadway	\$231,855
<b>Grand Total</b>			<b>\$1,591,285</b>