

**Jackie Leger**

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**From:** GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT <dave@www-grandhavencdd.ccsend.com>  
on behalf of Office <Office@ghcdd.com>  
**Sent:** Monday, May 1, 2023 4:22 PM  
**To:** Vanessa Stepniak  
**Subject:** Highlights from the GHCDD REGULAR MEETING - 04/20/2023

# GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT NEWS



**To:** All Grand Haven Residents

**From:** Kevin Foley, GHCDD Board Chairman

**Re:** Highlights from the GHCDD Regular Meeting 04/20/2023

## Here's a summary of the CDD Regular Meeting on April 20th, 2023:

- We had a group of residents visit the Board asking us to consider building new pickleball courts at some point given the growing popularity of the game. You may recall that we built two new courts in late 2021 to make a total of 4. The summary of the Board's thinking is:
  - We are sincerely pleased that the courts are being used by so many residents of all ages. However, building new pickleball courts or any other type of courts is not something the Board is focused on right now.\* We are not singling out pickleball and any other group asking for significant investment would have heard the same from us. The following are some points to consider:
  - First, we are not running out of money! We are fortunate to have adequate funds to cover all our needs for working capital, disaster clean-up, and additional rainy-day funds. However, our latest draft of the Long Term Plan (LTP) indicates that there is not an excess amount of money for expansion of any amenities in the next several years.
  - The increasing costs to maintain existing assets including some biggies like road repaving, concrete work, landscaping and a reasonable renovation of the café will already result in assessment increases every year just to maintain those currently adequate fund balances. Note that the café renovation cost estimate *may* be less than we originally anticipated and that will be a positive.
  - Keep in mind that our LTP is a *guide* that tells us what the future may look like based on assumptions we make today that includes maintaining all our assets at a reasonable inflation rate. Surely, we are being conservative and, if we have extra funds building up over time, then we can look to a list of things we'd like to do and pickleball expansion will probably be on that list.
  - We have far more amenities than most other communities and the Board has been able to maintain them over the years at a reasonable cost. We intend to continue that.
  - \* Dr. Merrill brought up a good suggestion to possibly use portable nets on the Village Center and Wild Oaks basketball courts at peak times. That is a possibility that Operations and Amenity management will examine.
  - Lastly, on this subject, the Board is committed to the Vision Statement that was adopted many years ago. It says." The Board of Supervisors aspires to make Grand Haven the most desirous community for residents to reside within Central Florida by consistently providing exceptional services which meet or exceed expectations, upholding a strong fiscal position, and enhancing property values through proper grounds and amenities maintenance".

- One of the things I didn't mention above is the possible need for additional parking at the Village Center. It is in the LTP, just so there is no surprise someday. We'd like to consider alternatives first and one that doesn't cost any money is some parking-behavior-modification! Amenity management will be sending out information and requests that may help take pressure off the north parking lot (closest to the café) and discourage folks from parking across the street. Contrary to some beliefs, the stop signs and crosswalks were not installed to facilitate parking across the street!
- Our District Management controller presented a comparison between going with the state deposit balance assurance program or with more traditional FDIC insurance. We decided to go with the FDIC program which includes a bank service that will take our excess funds over \$250,000 and spread them around with other banks in money market accounts or CDs in amounts that will keep the entirety of our funds covered by the FDIC. Those investments should provide interest income of approximately \$60,000 per year at today's rates.
- There is no big update on the possibility of a city-directed pick-up of residential yard debris after a storm. Management and Nancy Crouch will meet with city representatives soon in a continuation of these efforts.
- Just FYI, amenity management is doing random checks of resident IDs at the Village Center and Creekside. Please happily cooperate with them as they are trying to ensure that only amenity card holders are using our facilities.
- There is new damage by wild hogs in both the Crossings and around the condos/townhouses over by the golf course. Operations management will notify the hunters and the county with the updated information. There is no easy solution to this problem which is only exacerbated by continued real estate development around Graham Swamp. Please report sightings to the CDD office at 386-447-1888.
- We approved new stricter enforcements for residents who encroach on CDD property. The encroachments include plantings, gardens, lighting, seating areas, and anything else that impedes access to those areas owned by the CDD. It can also include taking down trees and otherwise clearing natural areas. We ask that you please steer clear of any encroachment activity and if you have questions please call the CDD office.

- As a courtesy to the folks on Sailfish Drive, please don't use that road as a shortcut through to Marlin. It is a narrow street, has a no-thru street sign, and is often a bit cluttered with contractor vehicles.
- Don't forget that the Tiki Hut at Creekside will open on 5/27/2023 at 11:00 AM. There will be an expanded menu and drink offerings so please put it on your calendar.

Thanks for reading all of this,

**Kevin Foley**

**Chair, Board of Supervisors**

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