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From: GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT <dave@www-grandhavencdd.ccsend.com>
on behalf of Office <Office@ghcdd.com>
Sent: Tuesday, June 6, 2023 3:58 PM
To: Vanessa Stepniak
Subject: Highlights from the GHCDD COMMUNITY WORKSHOP 06/01/2023

GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT NEWS



To: All Grand Haven Residents

From: Kevin Foley, GHCDD Board Chairman

Re: Highlights from the GHCDD Community Workshop June 1st, 2023

Here's a summary of the 6/1/23 workshop with a couple of additional comments.

Hogs:

- There has been a return of hogs to Grand Haven in both the Crossings and Wild Oaks. We have informed the county and the hunters that work on county land west of Colbert Lane. While the hunters have been successful in eliminating many hogs there are still hundreds of them remaining in the Graham Swamp area.
- At the hunters' request, we intend to allow them into a parcel not far from Wild Oaks where they expect to have success with some traps called "pig-brigs" (see pigbrig.com). At the same time, we will continue to work with the hunters and allow them to cross our property to access county property where they are allowed to hunt.
- Unfortunately, we expect the hog problem will not go away soon and it is being made worse by the developments going in along Colbert Lane, SR 100, and Old Kings Highway. The county folks have been good to us however the county commission approves large housing developments. The county commission meetings are on the first Monday of every month at 9 am and the third Monday at 5 pm.

Working capital:

- We keep a little less than \$1 million in a bank account that is used at the beginning of every fiscal year for 2-3 months to cover our monthly expenses while we wait for the county to deliver assessment money to us. The amount needed to be kept on hand goes up annually as our expenses increase. We believe a bank line of credit *may* be a better alternative as it would free up those funds for other uses. Two banks have indicated interest in the possibility so I will work with them and we'll see where it goes. Other banks may be approached too.

Leaf policy:

- We discussed the possibility of hiring an outside contractor to pick up leaves twice a year. The estimated cost is over \$2000 per day and could total more than \$20,000 annually. We decided to forgo that luxury. Instead, we will rely on residents to take care of the leaves around their homes and to ensure that street gutters are kept clear. We can't have leaves going down the street drains as those drains lead into our ponds where the environment is negatively affected. The leaves accumulate on the pond bottoms contributing to oxygen depletion that kills the fish and can result in ugly, stinky algae blooms. Then it can get really expensive when we are faced with installing electric-powered pond aerators and stocking more fish like cracker-fish that thrive on midge fly larvae on the pond bottoms. There have been several articles written on this subject over the years in the Oak Tree and most recently in an email blast written by Dr. Merrill.
- Please help out the community by:

1. Putting your leaves in rubbish barrels or paper bags for pick-up by the city contractor on Wednesdays or,
2. Having your landscape contractor dispatch the leaves from the street at every mowing and
3. Ensuring that you or your landscape contractor do not move leaves down the street drains or directly into the ponds.

Staffing:

- We had a long conversation about the need for additional staffing to keep up with the increasing needs of the community. This will be a continuing discussion as management and the board agree that proper staffing levels at competitive pay is in the best interest of the community. We didn't come to any decisions but agreed that some analysis is needed over the next few months.

Dog Park:

- At the risk of creating some strong reactions, I have to report that we were presented with 5 alternative places for a dog park. We asked that some estimates of cost be put together for 3 of the sites including:
 1. Property west of the entrance to Montague off Waterside
 2. Property where the volleyball court is now located at Creekside
 3. Property located between the 18th green at the golf club and the esplanade walkway.
- Please keep in mind that we have not decided to build a new dog park and none of the alternative sites may end up being acceptable. However, the existing dog park in Wild Oaks is going to be an expensive alternative to bring up to an acceptable condition. It has been a sore spot for dog owners for a long time.

We agreed to vote at the next meeting on an amended budget for 2024 after considering the changes we made at the last meeting. The changes include some cost savings and deferrals that will get us started on the café renovations in 2024 instead of 2025. As of now, we expect the café designer will make a presentation to the board at the July meeting on 7/20.

Lastly, we are looking to see if we can develop a relationship with a school like the University of Florida in an effort to get some, hopefully, inexpensive help with things like financial planning, a written research report on oak tree management alternatives, pond and pond bank management just to name a few.

Thanks for reading and feel free to comment by email to office@ghcdd.com

Kevin Foley

Chair, Board of Supervisors

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