

Jackie Leger

From: GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT <dave@www-grandhavencdd.ccsend.com>
on behalf of Office <Office@ghcdd.com>
Sent: Thursday, June 29, 2023 12:29 PM
To: Vanessa Stepniak
Subject: Highlights from the GHCDD REGULAR MEETING 06/15/2023

GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT NEWS



To: All Grand Haven Residents

From: Kevin Foley, GHCDD Board Chairman

Re: Highlights from the GHCDD Regular Meeting, June 15th, 2023

- We signed an agreement with the county-approved trapper/hunter that allows him and his comrades to trap the animals on CDD property such as The Crossings and Wild Oaks. He feels there is a particular area around Wild Oaks where the animals are gathering. The idea is to have them use “pig brigs” (pigbrig.com) because they are reported to be more effective than the traditional traps that hogs shy away from.
- Please keep in mind that the CDD does not have the statutory power or responsibility to protect residential property from hog damage. However, we are doing more than ever before by partnering with the county’s natural resource manager who, along with CDD management, tells the hunters where there is an outbreak of residential property damage. In turn, the hunters direct their efforts to those parts of county land that are close to areas such as Wild Oaks where damage is occurring. We realize this will not fully solve the problem. Folks may want to consider a couple of things. First, for residents of Wild Oaks, you may want to reach out to Southern States Management at 386-446-6333 to see about getting approval to fence your property. Please note that I do not speak for the HOA and only they can tell you the answer. Second, for all of us, we may want to consider politely asking the county commission what additional tactics, if any, they would consider employing to address the growing hog problems caused, at least in part, by more development. New residential and commercial developments approved in the Graham Swamp area take away land where the hogs live. The commission meets every first Monday of the month at 9 am and every third Monday at 5 pm. I will make some time at a CDD meeting to discuss this subject with the Board.
- We asked management to take the lead on an investigation into the cost and feasibility of a valet or shuttle bus service aimed at café patrons on crowded nights and other popular events. This is really an economic analysis to see the difference between the cost of valet service vs. building a new parking lot. It is probable that the lowest cost for an additional parking lot would be over \$200 thousand for around 23 spaces. That works out to \$8700 per space. Clearly, more to come on this but in the meantime please do not park across on Riverfront Dr. across from the Village Center.
- Dr. Merrill has formed a resident fact-finding group to focus on alternative means and topics of communication back to residents. The specific challenge is to develop alternative ideas for an enhanced website at a reasonably low cost to implement and maintain. This could really be a game changer for Grand Haven as it may be able to link an enhanced CDD website with the very helpful amenity website done by Vesta. The new site could not only keep you informed of things going on inside the gates but also have links to the city’s great site as well. Honestly, I think it could have a marketing look about it too as it might describe the growing healthcare facilities in Palm Coast and the partnership between hospitals and technical schools. How about the reasonable proximity to air transportation and our great beaches etc. etc.?
- Amenity management is close to rolling out the online ordering tool for the café. Ordering from home or at the pool will be quick and easy with the orders going directly to the kitchen. It should free-up time for the servers too.

- The repairs to Waterside Parkway continue at a very slow pace. Just to set expectations, we don't think things will speed up very much until the supply of concrete increases to meet demand.
- The café designer is scheduled to present his plan to the board at the July 20 meeting. We are eager to learn more about his ideas for the dining area and kitchen along with associated costs and estimates of downtime.
- IF we were to decide to go ahead with a dog park then it appears the best location would be at Creekside over where the almost-never-used volleyball court is located. We could have a good-sized area with parking right there with a little bit of tree clearing and landscaping. This is probably the least cost and most desirable location. Management is going to get a cost estimate.
- We approved the final version of the revised post-orders. The most important part is that we will no longer allow unrestricted access to people who do not have a valid amenity card and just want to come in to look around. For reference, please view the meeting agenda: [Meeting Agenda](#)
- We also approved a revised set of encroachment rules that have well-defined penalties for planting or building on CDD property. If you live next to CDD property and think it would be nice to somehow use it for something.....please don't! For reference, please view the meeting agenda: [Meeting Agenda](#)
- In October, we plan on discussing pond and pond bank management. All our ponds play an important role in stormwater management in addition to being attractive parts of the community. Over the years, these shallow ponds have been negatively affected by grass clippings, fertilizer, and oak tree leaves that have been blown or somehow sent down the drains into the ponds. This has contributed to problems with algae blooms and fish kills. Aeration is an answer in many cases, at this point, however, it is also expensive. Folks who live around the naturally sloped ponds have an obligation to plant and maintain at least two rows of spartina grass. Everyone should also have the good sense and consideration not to put leaves and any other material down the street drains. There are several issues to discuss and one of them will be the ways we and the Master Association can work closer together on the issue.

For reference, please review the following document:

[Best Management Practices For Storm Water Detention Pond Bank Plantings](#)

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

Kevin Foley

Chair, Board of Supervisors

Grand Haven CDD | 2 North Village Parkway, Palm Coast, FL 32137

[Unsubscribe vstepniak@ghcdd.com](#)

[Update Profile](#) | [Constant Contact Data Notice](#)

Sent by office@ghcdd.com powered by



Links contained in this email have been replaced. If you click on a link in the email above, the link will be analyzed for known threats. If a known threat is found, you will not be able to proceed to the destination. If suspicious content is detected, you will see a warning.