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From: GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT <dave@www-grandhavencdd.ccsend.com>
on behalf of Office <Office@ghcdd.com>
Sent: Wednesday, July 26, 2023 12:31 PM
To: Vanessa Stepniak
Subject: Highlights from the GHCDD REGULAR MEETING 07/20/2023

GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT NEWS



To: All Grand Haven Residents

From: Kevin Foley, GHCDD Board Chairman

Re: Highlights from the GHCDD Regular Meeting, July 20th, 2023

In order of appearance at the meeting:

- We recognized Chip Howden for his prior service on the Board and as Chairman. The Board gave him an attractive lucite plaque that can sit on a nice piece of furniture in his home that he and Sue have occupied since 2005. Thank you again, Chip!
- Just a reminder that online ordering is available for the café on the amenity website. Please try it out and make it your go-to way of ordering take-out from the café or from the VC pool area too. Just go to grandhavenamenity.com and click on CAFÉ.
- Good news on the hog front. At last count, there were about 191 hogs removed from the Graham Swamp by the hunter/trappers working on county land and an area of CDD land near Wild Oaks, as previously reported. Much of the success can be attributed to the pig brig which has proven to be very effective. The small group of county-licensed hunters that are using the pig brig on CDD property, are under written agreement with the CDD. **No one else is allowed on CDD property anywhere for hunting or trapping.** The Board will continue to monitor and report-out on this issue.
- We had a presentation from Barry and our café designer showing us a conceptual plan for the café renovation and estimated cost. The base plan calls for a re-do of the interior to extend the “look” of other parts of the Village Center with some stone and Mediterranean colors that should look great. The one very noticeable change will be a new bar area that promises to be both attractive and more efficient than the current setup. There will also be some improvements to the kitchen area to make it more efficient for the kitchen staff and servers. That efficiency will reflect in faster service for patrons. All together the cost is estimated at about \$520,000 and a little less than 25% will be kitchen-related costs. I suspect the final number will be higher. Right now, the plan calls for a large part of the cost to be paid from fund balances rather than from immediate high assessment increases. There was an expansion plan shown to us too. That plan would enclose the outdoor, undercover seating area by the side door going out towards the pool. In round numbers, that would be another \$100,000 in cost. The board will consider the expansion but we will have to be convinced that there is a real need for it. I can assure you that the board will be economically minded. There is more information to come on this including the estimated time needed to demo and build along with ideas aimed at keeping downtime to a minimum.
- Barry also gave us some estimates of the cost to create a dog park area at Creekside where the volleyball area is located. The estimate is under \$30,000 given a lot of the work could be done by in-house staff. The board decided to give it some thought.

- Our landscaping contract with Verdego is expiring in September so we are going out for bids again as required by the state. This is a very important and expensive contract at almost \$640,000 annually.
- Vanessa gave us an estimate of the cost to have valet service to and from the golf course parking lot (owned by the CDD) when we have popular events in an effort to keep cars from being parked on Riverfront Dr. The cost would be about \$630 per event. The Board will consider this at a future meeting.
- A presentation on the FY 2024 budget and the FY 2023 Capital Projects will be made during the August 3rd workshop beginning at 9:00 AM in the Grand Haven Room located at the Village Center. This workshop will provide time for residents to ask questions regarding the FY 2024 budget. Our next public meeting will be on August 17th at 3 PM. Our intention is to stop at 5 PM and open the annual public hearing. That hearing is where the fiscal year 2024 budget and any other matters will be formally accepted.
- We received two financial statements. One was the audit for fiscal year 2022 and the other was the 9 months statements through June 2023. The good news is that the audit is “clean” with no issues and the numbers were close to the unaudited numbers for the same period. We also got it in record time thanks to the good work done by our district management team. The financials through June show us on track with budget except we will probably be somewhat over budget on expenses at year-end mostly because of some storm clean up expense that has not been reimbursed yet by FEMA. That process is usually tedious and lengthy.
- Lastly, Dr. Merrill continues to make good progress on her communications upgrade efforts with her fact-finding group which is now focused on getting a new and improved website up and running.

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

Kevin Foley

Chair, Board of Supervisors

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