

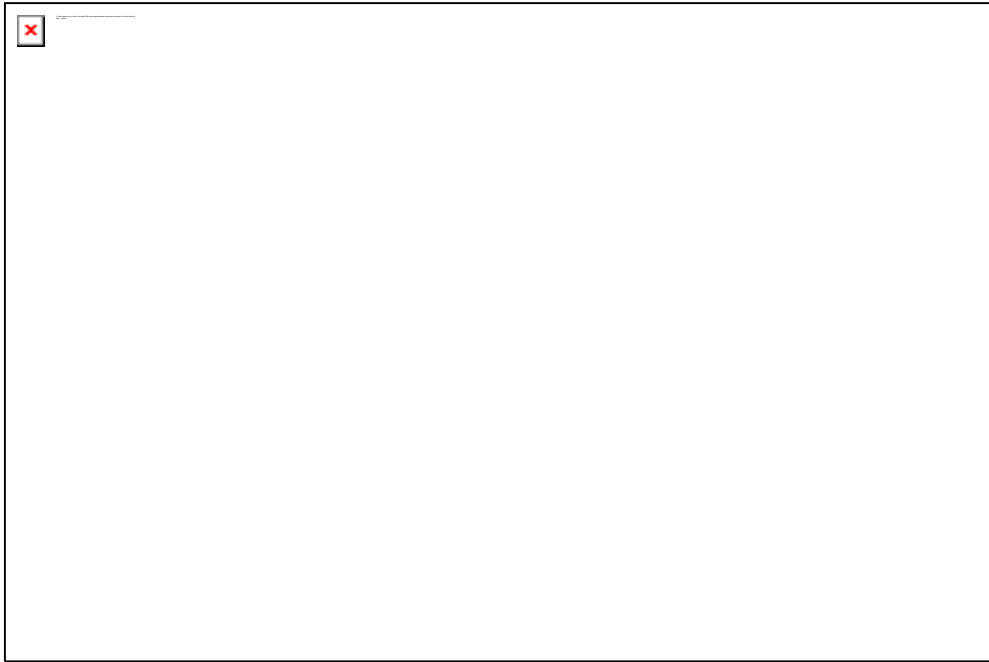
From: Grand Haven Community Development District <dave@www-grandhavencdd.ccsend.com> **On Behalf Of** Grand Haven Community Development District

Sent: Wednesday, January 10, 2024 3:00 PM

To: David C. McInnes <dmcinnes@dpfgmc.com>

Subject: Highlights from the GHCCD Workshop Meeting

GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT NEWS



To: All Grand Haven Residents

From: Kevin Foley, GHCDD Board Chairman

Re: Highlights from the GHCDD Workshop Meeting, January 4th, 2024

Highlights from the 01/04/2024 CDD Workshop Meeting

Hog Situation:

The hogs continue to cause serious damage to CDD and private property. Residents want to know what we are doing about it. We are doing the following to protect CDD property which should help all property owners.

Management continues to coordinate with the Flagler County Natural Resources Department in efforts to have hunters near our borders. The county folks have been very helpful even as the demand for their services from other communities continues to grow.

Management is trying to get an agreement signed with a trapper who would work on CDD property inside the gates and take trapped hogs out alive. We will pay a bounty of \$50 per head for hogs over 50 pounds.

Supervisor Crouch is doing a great job engaging with the Northeast Florida Regional Planning Council and the Flagler County Board of Commissioners. She has written letters to each of the commissioners and has met with one of them to get help. One thing we asked them to

explore is state funding for mitigation efforts. Another thing is to provide more funds to the natural resources department to hire more hunters and purchase more pig-brig traps. Supervisor Crouch is also working to get us on the agenda of a Board workshop. She will be reaching out to other communities in the hope that they will join us in our efforts. In any event, we are hopeful that the Commission will be able to take some actions to further help mitigate this problem.

The “last resort” solution may be to build fences even though it is not likely to be 100% effective. The cost of surrounding each of our 3 campuses, almost 9 miles (leaving out already fenced areas and the esplanade), would be very high. We hesitate to offer a number but based on the linear footage, it could easily be in the millions of dollars. Additionally, the surveying, permitting and other approvals would be expensive and would take a long time. In the end, fences could be denied or made so problematic that they would be impractical. After much was discussed we agreed to allow the efforts with the county to play out before we go further on any other strategy. We’ll talk about progress at the 1/18 meeting.

On More Mundane Matters:

We finalized the topics for discussion and their timing from now through the summer. Included will be a continuation of hog mitigation strategies, café renovation (1/18 meeting), oak tree management alternatives led by our district horticulturalists, ponds and pond banks strategies led by our district horticulturalists, amenity expansion possibilities, and safety and security improvements. You’ll be able to see the schedule in the next meeting’s agenda.

By the way, very soon, something like this will be available on our new website. That effort is led by Dr. Merrill, who, along with a dedicated group of residents, will be launching the site very soon. The website is another strategy aimed at improving communications and simply providing community knowledge. Links to other sites such as the Master

Association and amenity management will be on our site and there will be more as time goes on.

I gave a brief update on the status of closing the \$750,000 line of credit offered by our bank. The Board wants to keep closing costs to a minimum and counsel wants to be sure we don't violate any statutes. As we've said in the past, we have plenty of money and don't need the line. However, having it available allows us to consider allocating money, now earmarked for working capital needs, to other important things such as disaster funds or other projects. Those possible re-allocations would be assessment-neutral.

Speaking of assessments, we also had our first look at a draft of the 2025 budget provided by David. It includes an increase of 7.5% which is exactly in line with our long-term plan. The budget won't be finalized till June and there will be more discussion about it at every meeting until then.

The Board discussed the possibility of a change to our rules that would give management the authority to immediately expel a Patron for "unacceptable behavior" at the Village Center or Creekside. If adopted, a suspension could extend to the next Board meeting when the matter would be discussed, and a final decision made by the Board.

Unfortunately, we have had recent incidents where residents have treated employees, contractors, and even other residents in abusive or threatening ways. The Board does not intend to tolerate bad behavior. We found language from another community's rules that might work for us and we'll talk about it more at the next meeting on 1/18 when a new language could be adopted.

Lastly, supervisor Crouch coordinated a presentation by city representatives of the Imagine 2050 planning office on 1/18 at 4 pm in the Grand Haven Room. This should provide insight into the city initiative to map the future of Palm Coast with input from current residents. You

can find out more about Imagine 2050 by going to the city website;
palmcoast.gov.

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

Kevin Foley

Chair, Board of Supervisors



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