

Jackie Leger

From: Grand Haven Community Development District <office@ghcdd.ccsend.com>
Sent: Friday, January 26, 2024 4:13 PM
To: Jackie Leger
Subject: Highlights from the GHCDD Regular Meeting

GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT NEWS



To: All Grand Haven Residents

From: Kevin Foley, GHCDD Board Chairman

Re: Highlights from the GHCDD Regular Meeting, January 18th, 2024

Highlights from the 01/18/2024 CDD Regular Meeting

- We started off with our architect making a presentation of drawings for the proposed café renovations. The proposal includes approximately 28 additional seats for inside dining by enclosing the outside seating area on the pool side. A partial replacement of that outside dining space may be possible in a different area. A new bar area and improvements to the kitchen should provide more efficiency for the staff and faster service for Patrons too. We voted to have management and counsel go out to bid with the hope that bids will be ready for consideration by March(?). Once we have a better idea about costs, anticipated downtime and total construction time, we'll then decide how best to move forward.
- Amenity management informed the Board that the estimated cost of hiring a tennis pro to provide more services such as organizing tournaments, inter club competition, kids tennis and other fun events would be \$44,000. The Board did not vote on it.
- The Board authorized counsel to draft a new rule that would allow management to immediately suspend a Patron from using amenities because of unacceptable behavior. The board would discuss the suspension at the next meeting. Unfortunately, we believe this is needed given some very poor behavior by residents towards amenity staff. We intend to use language that already exists in other communities' rules.
- The Board decided to suspend further work on the bank proposed line of credit based on an expected high level of legal costs to get it closed. The line would have been a convenience and a way to free up other funds however, the legal fees and expected on-going cost to manage the bank relationship made this a non-priority item for now.
- We briefly discussed the 2025 proposed budget that calls for a 7.5% increase in assessments. The primary drivers to the increased budget costs include not only the café but a re-start of road repaving and continued concrete work mostly to fix damage caused by tree roots. You may want to mark your calendars for a discussion of alternative tree and root management strategies on 08/01/2024.

- The feral hog situation was discussed once again as damage continues to mount on residential and CDD property. I don't believe there is a great answer to the problem right now primarily because of the large population of hogs between here and Old Kings Road. There just aren't enough hunters to take them all out. However, we do think there are other things we can do. One thing is the Board's decision to form a fact-finding-group (FFG) that will be advised by supervisor Crouch. That small group of residents will be charged with keeping the Board informed about possible strategies that could be employed to mitigate the problem. As we speak, there is good research being done on other control methods that may prove effective down the road.
- Our aim will be to ask the Flagler County Commission to provide funding to employ these and other strategies as soon as they are commercially available for use here. We are also asking the commission to lead the charge with the state because it is a statewide problem. The last thing to keep in mind is that there is a political side to the issue that county and state representatives should consider. The Board may ask the FFG to strike alliances with other communities in Flagler County in order to have the strongest voice possible with those politicians. It is a good thing to have our 3000 voters speaking in solidarity but it is much more effective if that can be multiplied.
- Soon after the meeting, Supervisor Crouch got word that she was successful in getting us on the agenda of the county commission to ask for help with the hog situation. The county workshop is going to be on Feb. 19 at 5 pm. The address is 1769 East Moody Blvd. Building 2 in Bunnell. Nancy will be presenting to the Board and we encourage your attendance.
- Our field workers did an inspection of the playground in Wild Oaks and found some dangerous deficiencies. For that reason, the playground area is being closed until the safety issues have been resolved.
- On a non-agenda item, a resident pointed out that the Creekside fitness center and equipment are in need of attention. You may recall that we replaced the equipment

in the Village Center a few years ago and it may be time to do the same at Creekside. Our reserve report and LTP has new equipment going into Creekside over time but the Board may decide to replace it all at once and do some improvements to the room as well.

- Dr. Merrill provided an update to the website launch now expected in February or March. There will be a feedback mechanism on the site that will allow residents to comments and request content. Please have some patience with this as we anticipate a desire to add lots of things to the website but keep in mind it will take some time.

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

Kevin Foley
Chair, Board of Supervisors



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