

From: [Grand Haven Community Development District](#)
To: [Jackie Leger](#)
Subject: Highlights from the GHCDD Community Workshop
Date: Friday, March 15, 2024 10:42:54 AM

GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT NEWS

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To: All Grand Haven Residents

From: Kevin Foley, GHCDD Board Chairman

Re: Highlights from the GHCDD Community Workshop 03/07/2024

[Highlights from the 03/07/2024 Community Workshop](#)

Most of our agenda was taken by presentations from various amenity user groups that would like expansions or improvements.

The CDD is fortunate to have a sizeable sum of money on deposit at the bank and no debt. We started our most recent fiscal year with over \$4 million in the bank. That's a comfortable sum, however, it needs to be viewed in the context of anticipated increasing operating expenses and capital costs in each of the next ten years. Our assets continue to age and need replacement or major maintenance. Our plan calls for using a significant portion of our cash to help cover expenditures while maintaining assessment increases to 7.5% per year. The key takeaway is that we are in a fiscally strong position but if the Board wants to spend more on amenity expansion, then it may result in assessment increases over the 7.5% plan.

The rest of this memo will list the presentations received. The Board agreed to discuss these presentations and our priorities at an upcoming workshop.

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Our resident Tai Chi leader explained that participation is still down post- covid and they are very thankful for having the GHR as their primary venue. It was noted that the electronics in the closet may need some attention and management will investigate that.

A representative from the VC fitness center asked that blinds be installed on the eastern facing windows because of the blinding sun, a new TV remote be provided, and the cardio machine sign-up board be brought back. Additionally, there was a request for defibrillator training along with a couple of courtesy rules that would instruct folks to use earbuds for music listening and to take cell phone calls outside the fitness center.

A representative from the pickleball group presented a request for 4 new courts to include 2 by May 2025 and 2 more before 2028. A good deal of information was provided that showed substantial growth in the popularity of the game and significantly increased participation by residents.

A woman spoke about the need for some quality maintenance at the Wild Oaks dog park. Given the landscape, there is a need for periodic mulching to mitigate poor drainage that results in very muddy dogs! The Board agreed to make these

improvements at a prior meeting.

A representative of the new bocce club informed us of the steep growth in bocce participants and the resulting desire for two new courts to be built in 2025. In 2023, there were 64 members and now there are over 140.

A concerned resident spoke about the growing community needs for more meeting and large event space that requires more VC parking. The thought was to see about buying the golf course with the clubhouse that would provide additional space and take pressure off the Village Center to potentially allow for more amenity expansion.

The Creekside fitness center was addressed by one resident who described it as old and in need of a re-fresh much like the improvements done at the Village Center facility a few years ago. The resistance training equipment at Creekside is quite old. Our long-term plan contains expenditures on new equipment, but it is not until 2026.

We listened to another resident who asked that we install new shuffleboard courts in a convenient location. He also asked that we maintain the volleyball and badminton courts at Creekside too. In the longer run, it was suggested that we build a new indoor pool facility perhaps on parcel K near the golf course. Lastly, he felt that it would be fun to have a variety of happy hours at the café.

A representative from the croquet club asked the Board to consider adding lights to the two new courts so that they can play at night. Some of the players are employed during the day and can only play after 5. Additionally, end of day play is often the preferred time during the hot summer. The latest count of club members is 138; an increase from 105 a year or so ago.

There were a few folks who took the time to write their requests but were not able to attend the workshop.

One person was concerned about the increasing activities at the VC during the day indicating that parking is an issue that needs to be addressed. Her point was that there should be no new amenities built-out that would only cause more parking stress. As a side note, she noted that the pool chairs at the VC are quite dirty and in need of some special cleaning as the normal routine is ineffective. She was complimentary of the facilitator trying to keep them clean.

Another resident asked that:

1. dog-poop bags be provided along walking areas such as the esplanade, Waterside Pkwy, and other paths.
2. A tennis backboard be installed at the VC basketball court.
3. Olympic weights be installed at the Creekside FC
4. Valet/shuttle parking be provided to/from the GC parking lot on event nights.
5. Consider expansion of the north lot at the VC and,

6. Establish a reservation system for spaces close to the VC in the north lot.

One resident submitted several comments but was not in attendance. Following are just some of the comments and requests:

- Curb cuts for easier access for wheelchairs to mailboxes.
- The CDD should trim all trees on all streets.
- Provide wider paths to accommodate bikes and keep them off the streets.
- Prune back shrubs at all intersections to provide better visibility.

There was another submission but no attendance by a 22-year resident who made several comments that I must paraphrase:

- Most residents don't use the sports-oriented amenities so don't let a few drive-up costs for everyone.
- Could we consider piano concerts and wine tastings for non-sport types?
- Thanks for the nice job with the café.

Lastly, a resident asked that we put all expansion ideas on hold while we see if something can be done with parcel K near the golf club to accommodate the increasing crowds of residents at popular VC events.

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

Kevin Foley
Chair, Board of Supervisors



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