

**From:** [Grand Haven Community Development District](#)  
**To:** [Jackie Leger](#)  
**Subject:** Highlights from the GHCDD Board Meeting  
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# GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT NEWS

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**To: All Grand Haven Residents**

**From: Kevin Foley, GHCDD Board Chairman**

**Highlights from the GHCDD Board Meeting - 03/21/2024**

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We received one response from the RFP sent out for our café renovation. That's not great news but

not totally unexpected either. Some folks may recall that we only got one bid for the work that was needed to fix the “skin” of the Village Center a few years ago. Interestingly, the same contractor made a bid for the cafe. The bid was for \$705,000 but that is not the total cost as some things like kitchen equipment were left out. A final decision on whether to accept the bid will probably be made at the April 18 meeting. Note that management and the Board at the time of the Village Center were pleased with the contractor’s work.

The Board had more discussion about the 2025 Budget that requires a 7.5% assessment increase at this point. A final budget must be approved by the meeting in May, so we have a little more time to discuss it. Our long-term-plan (LTP) calls for a 7.5% increase in assessments in all years from 2024 to 2034. A combination of assessment increases and spending from our fund balances covers all planned costs for the next ten years.

The Board will look closely at the LTP during the budget process. We’ll want to see how the plan compares to recent budgets and possible changes to expected costs over the next several years.

We approved Grau and Associates as our new auditor per a required RFP (request for proposal). There were three competent bids and we decided on Grau, largely based on price: \$4400, \$4500 and \$4600 for each of the next three annual audits.

Our counsel reported on efforts to collect money from the condominium developer to reimburse the CDD for remedial tree work necessary to fix damage it inflicted on a large live oak owned by the CDD. The tree had several limbs hacked-off in an attempt by the developer to improve visibility to the intracoastal waterway. Just for clarification, these condos are the new ones to the left of the golf clubhouse looking east.

We continue to have very limited success with getting trappers to work inside the GH gates. It appears that some trappers do not carry the insurance coverage that we require. Fortunately, supervisor Crouch provided management with a new list of trappers that may have some with the insurance we need. FYI, we aim to have an update on county efforts in June, at our workshop or meeting, as a follow-up on our session with them in February.

There was more conversation around the possibility of making an arrangement with the golf club that would give us additional space for community activities. Dr. Merrill will ask the powers-that-be about their intentions for the club and whether they would be amenable to having us use the clubhouse for large and popular events.

There was good news and not so good news on the funds we have on deposit with our bank. The good news is that our money is being managed in a way that gives us full FDIC protection and we are earning a market rate of interest on the money in our savings account. The not-so-good news is that we have not been earning interest on funds in our checking account or demand deposit account (DDA). That has changed so that we will soon earn interest on the entirety of our money in the bank, DDA and savings.

We approved a price increase to the croquet court maintenance contract. It includes 15%, 10% and 5% increases in each of the next three years respectively. The Board is committed to maintaining our courts and amenities in a high-quality way, just as we do tennis, the café and all our amenities. Lastly, we have had several resident comments about their difficulty with using Zoom to attend meetings. There are some limitations to using the app such as being sure you have the latest update, understanding that all documents will not be on the screen and knowing the ever-present difficulty with audio back and forth. The latter may not get fixed, but the Board may consider asking management to have our tech partners suggest improvements.

Thanks for reading, and feel free to comment by email to [office@ghcdd.com](mailto:office@ghcdd.com).

**Kevin Foley**  
**Chair, Board of Supervisors**

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