

From: [Grand Haven Community Development District](#)
To: [Jackie Leger](#)
Subject: Highlights from the GHCDD Community Workshop & 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 Community Workshop - 04/04/2024
& GHCDD Board Meeting - 04/18/2024**

There were several topics at both the workshop and meeting. I will only comment on what I feel are the most important ones to most residents; otherwise, this would be a very long summary. If the matters in this summary are important to you and you want your voice heard then come to a meeting/workshop, send us an email or do both!

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Budget for 2025 and LTP (Long-Term-Plan)

In May, we have to approve a budget for fiscal 2025 that begins October 1. There are some things to finalize including road repaving costs (estimates coming from our engineer) and inclusion of the café renovation numbers. Note that we had estimated a café renovation cost of \$735m for the LTP a few years ago that didn't include money for new equipment, so we'll have to add approximately \$60 thousand.

The LTP is something that we need to present to you in the very near future. You may recall that it has a 7.5% annual increase in assessments in each of the next 10 years as I have indicated in the past. That annual increase does not include some additional expenditures that the Board will soon consider. Those possible expenditures include some very important things such as repairs to the north side of Waterside Parkway, more tree work needed per our arborist and the cost to solve the parking issue. Beyond those things there are others to consider including more money for our disaster fund, new gym equipment at Creekside and Dog Park enhancements. Lastly, in terms of possible expenditures, the Board may consider new pickleball courts, croquet court lighting and new bocce courts.

Having a LTP is an important tool for us that provides a clear view of the effects of spending on our cash reserves and assessment needs. The thing about a long-term-plan is that it is never really "done" because costs and spending decisions change over time. That's OK

because the model tells us the effects of any changes this Board and future Boards may make. That is very important because we are a community with aging assets that require lots of maintenance to keep Grand Haven "Grand" for a resident population that has not yet reached its max.

Ponds and Pond Banks:

Our ponds are vital to the storm water management system. They are amenities that must be maintained for appearance and ecological reasons. They also come under the jurisdiction of the St. Johns River Water Management District (SJRWMD) that keeps an eye on them. So, it is important for us to be sure that the infrastructure is working well, and that the ecology is in good condition. Just to put it in perspective of cost; we plan to spend over \$100,000 on pond/pond bank maintenance in fiscal year 2024.

That number includes \$30 thousand+ annually on aerator installations. The main reason for the aerators is to counteract oxygen depletion resulting from the build-up of organic matter that causes fish kills and increased populations of midge flies. The organic matter building up in pond bottoms is mostly oak tree leaves and grass clippings that are blown into the ponds by mother nature and by mowers on the pond banks. The same thing happens via our street drains where leaves etc. are pushed into those drains that empty into the ponds. The aerators pull oxygen back down to the pond bottoms so fish can survive and do their job of eating midge fly larvae.

Another problem is that of lawn fertilizer and other lawn chemicals that get into the ponds. Those things not only cause problems for fish and other beneficial wildlife but also the build-up of ugly and often smelly algae that residents complain about.

There does not appear to be a 100% fix to these problems because mother nature doesn't always follow the rules. However, there are some ways to mitigate the problems by reducing the amount of

leaves, grass and fertilizer getting into the ponds.

Most pond bank residences are governed by neighborhood covenants that require installation of spartina grass (*spartina bakeri*) on those naturally sloped banks (not bulkheaded ponds). Additionally, long ago, the CDD established best practices for the planting and maintenance of the spartina.

We need to have residents, that live on naturally sloped pond banks, to be sure a minimum of two rows of spartina are planted and maintained. The installation and maintenance of the grasses serves to create a buffer to keep grass clippings out of the water and the same for fertilizers. If you live on a naturally sloped pond bank, please read and follow the best practices located on our web site here:

[**BEST MANAGEMENT PRACTICES FOR STORM WATER DETENTION POND BANK PLANTINGS**](#)

The proper maintenance of ponds, pond banks and the infrastructure that connects them is top of mind for the CDD because any significant failure(s) could be costly. Further, if SJRWM becomes dissatisfied with the condition of any ponds, they could require dredging that is very expensive.

In addition to our own work on infrastructure inspections, we asked management to have our field operators to check on the integrity of pond infrastructure. We'll have a report back on that shortly.

Lastly on this topic (for now), our intention is to work with the Master Association to come up with joint communications aimed at education and enforcement/remediation where needed. More to come on this.

Parking:

This is primarily a Village Center issue where the popularity of court games and café activities has resulted in parking demand that exceeds the supply. There are no great solutions so we are left to do what are the "least-worst"

things to make the situation better for most residents. Following is a little history of alternatives that have been considered:

1. Three years ago, our engineer gave us 8 alternative parking solutions including 2 in the south lot and 6 for the north lot. Additionally, we had a separate engineer's drawing of a lot on the former croquet practice court. To make a very long story short, the alternatives for the north lot were deemed to be the best for final consideration at that time. However, the Board did not proceed with any proposal. Instead, we did more research and tried a couple of things that just didn't work.
2. Additionally, we looked into the following:
 - a. A valet service from the golf club parking lot to the village center when there are popular events such as bingo or trivia. Concerns were the cost of liability insurance and the amount of resident usage.
 - b. Limiting the number of residents allowed into trivia and bingo (as examples) but holding those events more frequently.
 - c. Reconsidering the possibility of using the old croquet court as a parking lot given its proximity to the café and low cost relative to other parking lot alternatives.
 - d. Reducing the size of the median across the street on Riverfront Drive where 15+ cars are parked for popular VC events. It would allow safer passage of cars and trucks including emergency vehicles.

Investigating the possibility of a limited expansion of the north lot to get as many as 13 new spaces and allow for more handicapped and semi-handicapped spaces. This limited expansion would not include going further north but just a limited expansion on part of the east and west sides.

The Board's decision at the meeting was to ask our engineer to examine the possibility of (d) and (e) and consider a board member's idea of more spaces in the south lot. Additionally, we asked management to further investigate (a). The idea is that the combination of these possibilities may be an economically acceptable solution for the time being. Another thing to keep in mind is that Grand Haven has about 40 undeveloped lots, another 19 being built and 48 condos that are unbuilt or unoccupied. Let's say those 107 units will contain 2 people, on average, so that's another 214 people that may want to use the Village Center! More to come on this topic very soon.

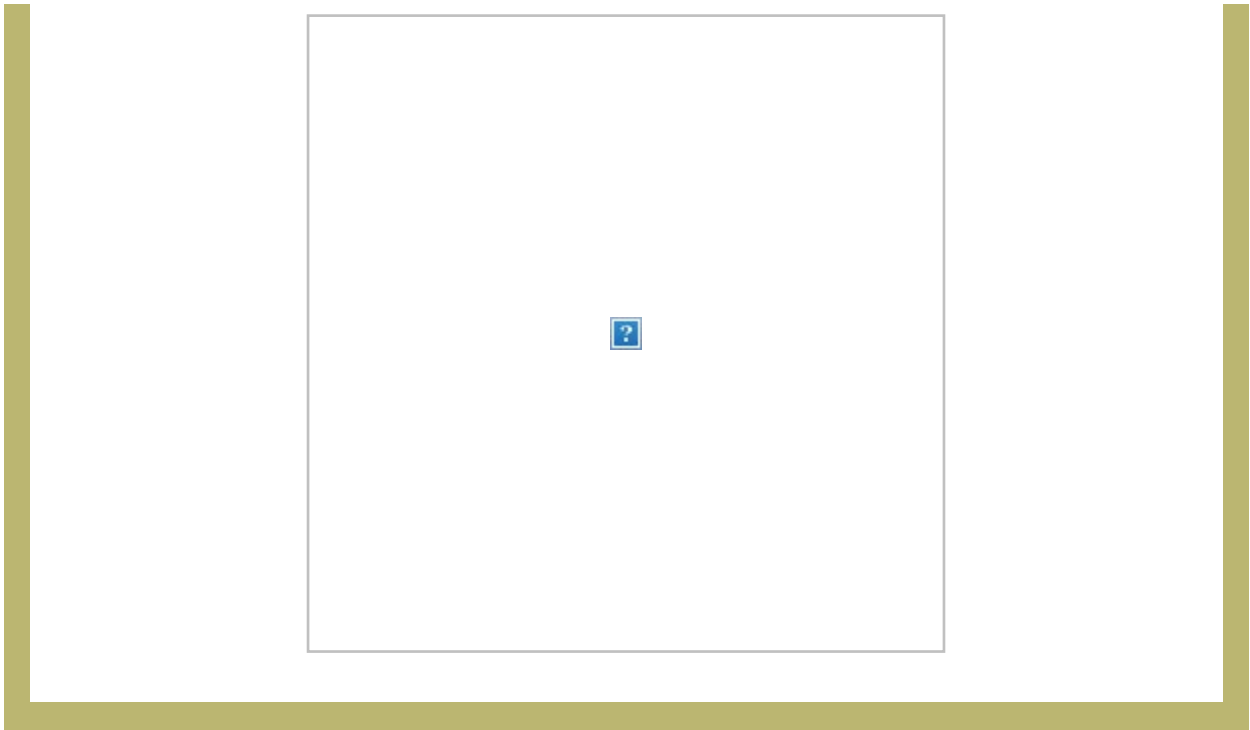
Cafe Renovation

We decided to proceed with the architect proposed café renovation plan with the contractor that made the only proposal. Just as a note, this is the same contractor that was the sole proposer on the Village Center building resurfacing project. Management and the Board were quite pleased with that work, and we are looking forward to another successful project with the café. The total estimated cost of the project is \$795 thousand that includes approximately \$90 thousand for some new kitchen equipment. If all goes according to expectations, the work will begin this summer and finish-up in the fall.

We'll try to keep the kitchen downtime to 60 days. Except for that period, we hope to be able to provide take-out service and maybe some limited seating. Amenity management intends to keep the Tiki Bar open for extended hours too.

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

Kevin Foley
Chair, Board of Supervisors



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