

Jackie Leger

From: GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT <dave@www-grandhavencdd.ccsend.com>
on behalf of Office <Office@ghcdd.com>
Sent: Monday, October 30, 2023 4:26 PM
To: Vanessa Stepniak
Subject: Highlights from the GHCDD REGULAR MEETING 10/19/2023

GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT NEWS



To: All Grand Haven Residents

From: Kevin Foley, GHCDD Board Chairman

Re: Highlights from the GHCDD Regular Meeting, October 19th, 2023

Highlights from the 10/19 CDD Regular Meeting

We heard from a handful of residents on a variety of subjects.

Here are a few:

- A person spoke kindly of Lewis Beilman who was a good friend and contributor to the community and who passed away a short time ago. Lewis, together with his surviving wife, Amy, conducted Move-To-Music in the Grand Haven Room every week for many years. Together, they also ran a successful fund raiser every year for the Support for People with Oral and Head and Neck Cancer organization, aka SPHONC. Our condolences go out to Amy.
- Another resident spoke on behalf of the pickleball community asking that the CDD build more courts.
- We had a new request from the leader of a newly formed bocce group to build courts for them too.
- There was also a representative of our croquet club who asked us to install lights so that play can be conducted at night when it is at least a little cooler in the summer.

In order to address these requests, the Board has decided to consider expansion of amenities at a meeting or workshop in this fiscal year that ends next September. Our consideration of this kind of capital spending will be influenced by our Long-Term Plan that may include other real needs (road repaving, infrastructure repairs, café expansion etc.) and other possible projects such as landscaping improvements, pond management expenditures and gate access technology upgrades just to name a few.

- There was discussion about how Vesta subcontracts for amenity programs such as tennis instruction. This discussion topic is on the agenda for the 11/2 meeting and will include comments from Vesta and our counsel.
- We spent a lot of time talking about the terms of a credit-line being offered by our bank. The credit limit is proposed at \$750,000 and it would be unsecured. The purpose of the line is to act as a “bridge” during the first 3 months of every fiscal year when we have no revenue but still have to pay our normal operating expenses. So, we could use the line during those three months and then pay it back in December or January of every year when we get our lump sum of assessment money. Note that the amount of money we

need every year to cover those three months is now approaching \$1 million and that need will continue to increase annually. So, the line of credit will cover a large part of the need for now. We may choose to ask the bank to increase the amount in the future.

- The biggest benefit provided by the credit line is that we would not have to keep \$750,000 of our own money every year for that purpose. Instead, we could do other things with our money such as increasing our disaster fund and/or to fund other projects. The board voted to pursue a commitment for the line while keeping closing costs to no more than \$10,000. This is not a “done deal” yet so, there will probably be more updates before a closing.
- We also voted to continue with Verdego as our landscape contractor for the next three years. The company was the low-bidder among three Requests for Proposals (RFP’s) and it has done a good job keeping our common area landscape maintained for the last three years. The bid was, in round numbers, \$677,000 (6% over 2023 actual), \$697,000 and \$719,000 for each of the next three years respectively. Note that the year-one number is just \$19 thousand less than our budgeted amount for 2024 so, it was a pretty good estimate by our district manager several months ago.
- We were also informed by supervisor Flanagan that he resigned as of that 10/19 meeting. We all thank Michael for his contributions to the Board over the past three years. We will be considering applicants for his position #4 at the meeting on 11/2.
- The board formally approved the new organization structure for CDD management that we discussed at the prior meeting and prior workshop. We are fortunate to have a top-notch group of field workers, office staff and managers. The new structure, in some ways, reflects the reality of all their daily interactions, as is often the case with these things. Further, we all like it because it recognizes the abilities and potential of our folks by allowing our Operations Manager to off-load some responsibilities to the Operations Supervisor (fka Office Manager) who in turn will off-load some responsibilities to our other staff members. Big thanks to all involved in it.
- We approved a newly revised set of Post Orders. Those orders provide instructions to the security company guards, in fine detail, regarding who and on what conditions non-residents may enter the community. The major change to the orders is that we’ve gone to a restricted-access community. That means that people who do not have a valid reason for entering will be denied access. Lots of thanks to our staff and legal counsel for all the tedious work in pulling this together.

- In an effort to move more quickly to address the hog situation, we are exploring additional ways to respond quickly to damage on CDD property. In the meantime, we still work with the county to have hunters patrolling on county property near our community where hundreds of hogs have been killed. Lastly, an effort will be planned to attend a county commissioner meeting where we will express our frustration with the effects of continued development off Roberts Road and Colbert Lane.
- Lastly, supervisor Crouch suggested we have city representatives come to Grand Haven to make a presentation of “Imagine 2050” which is the city’s long-term view of where our elected leaders will take us. Go to PalmCoast.gov/imagine2050 for the interactive website. We’ll communicate more on this if a date can be set.

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

**Kevin Foley
Chair, Board of Supervisors**



Grand Haven CDD | 2 North Village Parkway, Palm Coast, FL 32137

[Unsubscribe vstepniak@ghcdd.com](mailto:vstepniak@ghcdd.com)

[Update Profile](#) | [Constant Contact Data Notice](#)

Sent by office@ghcdd.com powered by



Links contained in this email have been replaced. If you click on a link in the email above, the link will be analyzed for known threats. If a known threat is found, you will not be able to proceed to the destination. If suspicious content is detected, you will see a warning.