

Jackie Leger

From: GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT <dave@www-grandhavencdd.ccsend.com>
on behalf of Office <Office@ghcdd.com>
Sent: Monday, November 13, 2023 2:51 PM
To: Vanessa Stepniak
Subject: CORRECTION - Highlights From The GHCDD Regular Meeting 11/02/2023

GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT NEWS



To: All Grand Haven Residents
From: Kevin Foley, GHCDD Board Chairman
Re: Highlights from the GHCDD Regular Meeting, November 2nd, 2023

CORRECTION - Highlights from the 11/02/23 CDD Regular Meeting

Starting with audience comments we heard several things and here are some of them:

- One resident believed that folks may think we are running out of money because of our desire for a bank line of credit. The short answer is we are not running out of money. In fact, we ended FY 2023 with about \$4.2 million in cash. We are a very creditworthy and financially strong CDD. I'll comment on the desirability of a line of credit later, if we proceed with it. For now, please understand that a credit line will allow us to free up some of our own money to use for other purposes as the Board may determine.
- Another resident commented on the need for more pickleball courts. We have requests for expansion of bocce and croquet too. So, the Board will have a discussion at a workshop(s) to determine if we want to expand any amenities. If the answer is yes, then we will prioritize where and how much we should spend on amenity expansions as part of our long-term plan.
- One person indicated that the aerator installed in pond 24 doesn't seem to be doing its job because algae is building up there. She requested more frequent visits from our pond maintenance contractor. Management will look into this. The topic of ponds and pond bank management strategies is coming up for board discussion. I will have more to say after the first discussion. Be assured that the Board is taking this very seriously and is united on ensuring that all our pond banks are maintained in accordance with rules and best practices.
- Further to the topic of ponds, we approved the replacement of the solar powered aeration equipment on pond # 2 that is just past the main entrance on the left. We also approved an aerator for pond #9 that is between the townhouses and the undeveloped land adjacent to fairway 10 on the golf course. This pond is a natural slope (no bulkhead) and, as such, is subject to proper maintenance per CDD standards and GHMA

rules. Those include the planting and maintenance of spartina grass on the bank of the pond. The total cost for the two ponds was about \$21,000 and well within the \$38,000 budget.

- Someone else commented on the need for parking. On busy evenings at the Village Center, there are often no spaces in the north or south lots. We are aware of the situation. One evening, I counted 16 cars parked across the street on Riverview. At the same time, there were only one or two spaces between both the north and south lots. The next day, a resident commented to me that she came to play tennis the night before but went back home because there were no spaces. Amenity management offered to look into ways to manage scheduled activities differently to take some of the pressure off parking. The parking lots are amenities too.
- A group of folks asked the board to consider allowing a plaque to be hung on the Grand Haven Room wall to remember Lewis Beilman who recently passed away. He and his wife, Amy, led the very popular Move-to-Music aerobics program for many years in the Grand Haven Room. The Board approved it unanimously.

Before we went too far into the agenda, we took a few minutes to recognize Barry Kloptosky (Operations Manager) and Scott Clark (District Counsel) for their dedicated and great service to Grand Haven over the last 15 years! In addition to comments from the Board, Steve Davidson and Chip Howden (both former CDD Chairs) along with Louise Leister (District horticulturalist) made their own appreciation known by their comments. Plaques were presented to Barry and Scott. Thanks to CDD office staff, Vanessa, Daniela and Donna for their efforts in getting this organized and especially for the very decadent donuts!

We appointed a new supervisor to the Board after listening to presentations from candidates that included Mike Debitetto,

Steve Brazen, Joe Pietropaolo and Richard Davis. Two others submitted applications but did not attend the meeting. Mike and Steve were nominated by board members and Mike ended up being appointed by unanimous vote. A big welcome to Mike!

The topic of an additional tennis instructor generated a long and sometimes passionate debate among board members. There were comments from several residents as well. To make a very long story short, the debate centered on the interpretation of our rules. There is a clause in them that some have interpreted to give our current instructor the exclusive right to provide tennis instruction. However, according to counsel, the word "exclusive" referred to a provision in the Amenity Management giving them the exclusive right to provide for this instruction. In other words, Vesta is the only entity that may engage with tennis instructors or any other instructors. After the discussion, the board voted 3:2 to clarify and change the rule language to reflect counsel's recommendation that Amenity Management has the exclusive right to engage with one or more qualified tennis instructors.

I think it is important to acknowledge that Brian Counts has been our dedicated and sole tennis instructor here since 2007. He is a friend of our community with a significant following of players here. Speaking for myself and the Board, we want Brian to continue providing tennis instruction in Grand Haven.

Lastly, we approved an amendment to the 2023 budget to recognize a \$71.4 thousand operating deficit for that fiscal year. It was largely driven by almost \$159 thousand in storm related clean-up expenses from Ian and Nicole. We expect about an 80% reimbursement from FEMA, but it will probably take a year or so to collect.

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

Kevin Foley
Chair, Board of Supervisors



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