

**MINUTES OF MEETING
GRAND HAVEN
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Grand Haven Community Development District held a Community Workshop on Thursday, April 4, 2019 at 10:00 a.m., at the Grand Haven Village Center, Grand Haven Room, 2001 Waterside Parkway, Palm Coast, Florida 32137.

Present at the meeting were:

Dr. Stephen Davidson	Chair
Tom Lawrence	Vice Chair
Marie Gaeta	Assistant Secretary
Ray Smith	Assistant Secretary
Kevin Foley	Assistant Secretary

Also present were:

Howard McGaffney	District Manager
Barry Kloptosky	Operations Manager
Stacie Acrin	Grand Haven CDD Office

Residents present were:

Denise Gallo	Rob Carlton
John Polizzi	Kathleen Fuss
Charlie Greer	Vic Natiello
Ron Merlo	Martha Garziglia

FIRST ORDER OF BUSINESS

CALL TO ORDER/ROLL CALL

Mr. McGaffney called the workshop to order at 10:07 a.m. All Supervisors were present, in person.

SECOND ORDER OF BUSINESS

PLEDGE OF ALLEGIANCE

All present recited the Pledge of Allegiance.

THIRD ORDER OF BUSINESS

UPDATES: Operations Manager

Disclaimer: These summary minutes are intended to highlight the topics discussed, items being considered and actions taken.

Mr. Kloptosky discussed the following:

- Pump House Electronics Replacement: Proposal was \$55,000; the CDD would pay 25% and Escalante would pay 75%.
- Center Park Gazebo Roof: Work commenced yesterday and was expected to be completed tomorrow.
- Main Guardhouse Roof: Work would commence upon completion of the Center Park Gazebo roof and would take approximately three days to complete.
- Pier Repairs: Both piers need repairs; proposals would be obtained. Discussion ensued regarding the necessary repairs, vandalism, installing cameras, vegetation, etc.
- Turtle Sculpture: Children and adults have been standing on wall and touching the sculpture. Signs were being installed. Possible remedies were discussed.
- Fitness Center Resident Issue: Management would send a warning to the resident.
- Egret Pond Bank Erosion Repair: Work would commence upon receipt of proposal.
- Radio Tower: Permit received.
- Golf Cart Crossing on Egret: Proposal was executed and materials were ordered; work would be done in-house.
- Village Center Stucco Repair Project: The proposal would be presented at the next meeting. Possibility of change orders, if unforeseen damage is discovered.

▪ **Community Information Guide – Future Publication**

This item, previously Item 5A, was presented out of order.

Supervisor Gaeta discussed updates, deletions, additions and revisions to the information, since the last version. The Board and Staff provided input and suggestions and discussed the proposed changes, potential publication timeline, whether a Guide is needed, delaying production, etc. Mr. McGaffney noted that the District is under no obligation to produce this document.

Mr. John Polizzi, a resident, suggested working towards an electronic approach to communicating this information.

• **UPCOMING MEETINGS/WORKSHOPS**

○ **BOARD OF SUPERVISORS MEETING**

- **April 18, 2019 at 10:00 AM**

The next meeting will be held on April 18, 2019 at 10:00 a.m.

○ **COMMUNITY WORKSHOP**

- **May 2, 2019, 2018 at 10:00 AM**

The next workshop will be held on May 2, 2019 at 10:00 a.m.

The workshop recessed at 11:45 a.m.

The workshop reconvened at 11:56 a.m.

FIFTH ORDER OF BUSINESS

DISCUSSION ITEMS

▪ **Oak Tree Topics**

This item, previously Item 5D, was presented out of order.

Supervisor Foley provided and discussed a list of potential Oak Tree topics. The potential timeline of topics was as follows:

May: Turtle Sculpture and Tot Lot

August: Reserve Study/Long Term Capital Plan, FEMA Reimbursements and Summary of Financial Condition

November: Short-term Disruption Long-Term Beauty

A. Community Information Guide – Future Publication

This item was discussed during the Third Order of Business,

B. Staffing

Mr. Kloptosky discussed the need to increase staff, difficulties filling positions, lack of qualified applicants, increase in in-house work, repairs and capital projects, etc.

One additional Maintenance 2 position would be budgeted for Fiscal Year 2020.

C. Capital Projects – Next 12 Months and Fiscal Year 2020

Supervisor Davidson provided an update on insurance and FEMA recovery related to Hurricanes Irma and Matthew. Discussion ensued regarding the claims process, the large

amount of outstanding FEMA claim funds, the likely amount of recovery from FEMA, budgeting and how to replenish the Disaster Recovery funds, etc.

Mr. Vic Natiello, a resident, spoke about the amount spent on hurricane repairs and potential for future damages.

D. Oak Tree Topics

This item was discussed prior to Item 5A.

E. Amenity Holiday Schedule Community Survey

Supervisor Davidson presented a draft survey and the Board and Staff discussed the survey, the need for community input, survey topics and questions, whether one or both amenity facilities would be opened, revisions to the wording and questions, including the survey with the 197 Letter, etc.

F. Definition of Amenity Closures

This item was deferred.

SIXTH ORDER OF BUSINESS

OPEN ITEMS

Discussion ensued regarding parking and long-term parking plans, relocating amenities to alleviate parking issues, etc.

SEVENTH ORDER OF BUSINESS

SUPERVISORS' REQUESTS

There being no Supervisors requests, the next item followed.

EIGHTH ORDER OF BUSINESS

ADJOURNMENT

There being nothing further to discuss, the workshop adjourned.

On MOTION by Supervisor Davidson and seconded by Supervisor Gaeta, with all in favor, the workshop adjourned at 1:38 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair