

Chairman's Notes

August 23, 2024

Well, can you believe we are almost finished with August, which is typically one of the hottest, wettest months in our area. The grass is definitely growing and our lawn crews are doing a great job keeping up. And of course, rumors are abundant, some of which border on being absolutely ridiculous.

One of the more ridiculous rumors I heard lately is that TGO is bankrupt. Of course, this is false, and if you have concerns, please refer to our website. Our 2023 Annual Audit is on the site and you can look at it for yourselves. I can assure you if we were in financial distress, I would notify you and the board.

There are new legislative changes to the Florida Condominium rules and a few changes in the HOA rules. The majority of the changes are related to condominiums with high rise buildings of which we have none. There are very few of the new rules that actually apply to CSA. We are working to make the necessary changes and get more information posted to our website than was required before. Of course, we will comply with all of the legislative changes as they apply to us.

I have also heard that we do not have sufficient reserves. To my knowledge we have sufficient reserves and will be reserving for the future. As I told everyone at the Annual Members meeting, we need to reserve approximately \$1 million per year for at least the next three years. The major projects that we are reserving for will be upgrading our pools, necessary road maintenance and of course renovating or replacing the Pavilion (whichever the buildings committee recommends and the BOD approves). We will still have several other smaller projects that we continue to work on. What I am trying to do is assure you that we have sufficient reserves to meet our needs. If you still have concerns, I invite you to look at the website and review the most recent Reserve Study.

Moving right along, let me give you an update on our golf course and where that project stands. All the greens and the practice greens have been sprigged and we are now watching new grass grow. We estimate it takes approximately 90 days for these greens to grow in. We still need to sprig the 3rd and the 5th fairways. We continue sodding around the greens and the surrounds throughout the course. At this point, we are very weather dependent. Extreme weather could delay our opening. We are already delayed by at least two weeks and possibly three weeks due to weather and the rebuilding of fairways. All in all, I am happy to report the project is going very well and we are still within budget. The irrigation work is complete and we are waiting for the final paperwork to reach us so that we can request reimbursement for the \$394,000 grant we received from the North Brevard Economic Development Zone.

I have listed below some other ongoing projects:

1. The Sunset bathhouse is now air conditioned. This project is now complete.
2. CSA is replacing the fire hydrants on Sunset. Two of the three hydrants have been installed. Those of us who live on Sunset are under a boil water notice until CSA notifies us that the water is safe.
3. CSA completed a large lakeshore erosion project along Lake Priscilla this week.
4. A new Pitney Bowes postage machine has been installed in the mail center.
5. We are having an issue with chinch bugs affecting some lawns in the community. TruGreen is spraying the yards on Grand Haven with several different kinds of pesticides to address the issue. TruGreen is reporting this issue is something they're seeing throughout our region. If you think you have an issue with chinch bugs, please notify the CSA office.
6. Four shuffleboard courts are resurfaced, along with converting four courts for Cornhole.
7. Golf shop renovation is complete including new flooring, wall paint, and a new custom counter. If you get a chance this weekend, go by and take a look. They are open tomorrow, Saturday, from 8am-1pm.

8. Lake Judy Fountain is rebuilt and back in operation.
9. The CSA administration building exterior treatment is underway, including removal and replacement of rotten wood trim and preparation for exterior painting in September.

Please do not feed our wildlife, it is very dangerous and it is also dangerous for wildlife. Remember these are wild animals and very unpredictable.

Have a great weekend!

Cliff