

Chairman's Notes

February 23, 2024

Well, it is another beautiful day at The Great Outdoors. On Wednesday the 21st of February, we held our annual owners' meeting, and I am pleased to share that we had over 500 people attend or send in proxies, which is a great turnout. Of course, I would love to have all 1,622 of our owners attend. Oh well, maybe next year.

Our keynote speaker for the annual meeting was Keith Winsten, Chief Executive Director at Brevard Zoo in Melbourne, FL. Keith's presentation was excellent, and he explained the workings of Brevard Zoo and its ongoing local conservation projects. He shared some exciting news about an Aquarium to be built in Port Canaveral, with groundbreaking this year. I hope you enjoyed his presentation and will lend any support that you can to this very worthwhile new project.

Our CSA Manager, Billy Specht, gave an excellent presentation of our accomplishments in 2023. He was able to give us a guided tour through all the projects and accomplishments in 2023 and an explanation of how your assessment dollars were used to improve TGO last year.

At the annual owners meeting I discussed the budget and our new 2024 assessment, which will be \$995 per quarter, an increase of only 2%. I also used my crystal ball to look into the future and explained what it may look like for our important reserve projects in years 2025 and 2026.

I also shared an update on the golf course renovation project this year and explained the total cost of \$4.2 million. We received a grant of \$394,000 from North Brevard Economic Development Zone, and in addition, we have saved just over \$3.8 million in our reserves for this project. The bottom line is we have the money for the project. We need to thank Billy, Chuck, and Shane for their help in preparing and securing the grant which provided us room for contingency. Also, we need to give a big thanks to our past Chairmen Tom Wheir and Kim Snyder for developing a plan to save the money for the golf course.

At the meeting, I also introduced our new board members, Ron Wagner, Dan Barnes, and Terry Manchik. We recognized our outgoing board members, Bruce Hayes, Barbara Yeager, and Bernie Hatch. I want to personally thank all of these outgoing board members who worked so hard for so many years to make TGO great.

Immediately following the Annual Owners' meeting, I held an Organizational Meeting as per Florida statute. The following officers were elected:

Lauren Clark - Vice President

Matt Willey - Treasurer

Sharon Sanford – Secretary

Following the organizational meeting, a board of directors meeting was held and the following items were approved:

- The 2024 Budget was approved unanimously.
- The 2024 ARC Guidelines were approved unanimously.
- Rules and Regulations relating to Traffic Infractions were approved.
- Financial affairs rules were changed and approved.
- Appointment of Matt Willey as chairman of the Finance Committee.
- Appointment of Drew Proulx as chairman of the Infrastructure Committee.
- Appointment of Doug Matz as chairman of the Planning and Building Committee.
- Appointment of John Comeau as chairman of the Safety and Security committee.
- Levy fines for January 2024.

As you can see, the board of directors had quite a busy day. If you would like a copy of the 2024 Budget or the new ARC Guidelines, please stop by the CSA office and they will be able to get you a copy. These documents are also found online on our website, www.tgocsa.org.

In other news, I would like to thank our Mail Center Staff for all the work that they do. And please cooperate with the staff when they are trying to put up mail or find your packages, if you are using the postal app which tells you when a package is arriving, please understand that it takes at least two hours for the mail center staff to sort the mail before you can pick up. Please be patient and allow them time to do their job.

If you are a smoker, please do not throw your cigarettes or any other smoking material on the ground. We are seeing a large number of cigarette butts on the ground. Please dispose of your smoking material properly.

For this week I selected our parking rules for your review.

VEHICLE, PARKING AND TRAFFIC REGULATIONS

1. Definitions. The following terms used only in this rule shall be defined as follows:

- a. “Night” means the period between one (1) hour after sunset to one (1) hour before sunrise as shown in media that covers this area.
- b. “Overnight” means any six (6) consecutive hours during the Night that a Vehicle is not moved.
- c. “Parking” means the standing of a Vehicle, whether occupied or not, other than temporarily for the purpose of and while actively engaged in loading or unloading property or passengers as may be permitted.
- d. “Roadway” means that portion of an Association-maintained street that is improved, designed or ordinarily used for vehicular travel, including concrete water runoff curbing where used.
- e. “Vehicle” means all people-powered and motorized vehicles, including, without limitation, bicycles, tricycles, automobiles, trucks, RVs, golf carts, electric cars, motorcycles, motor scooters, mopeds, Segways, contractor construction equipment, etc.

2. Parking

a. **Illegal Parking.** The following parking is illegal within TGO:

- 1) Overnight Parking either entirely or partially on the Roadway (exceptions may apply in Hidden Lakes and Addison Preserve).
- 2) Parking in the Rally Lot near the Welcome Center without prior authorization from TGO Realty.
- 3) Parking in a handicapped parking space without displaying a valid government-issued handicapped parking placard or Vehicle license plate.
- 4) Parking on any Roadway which interferes with, blocks, or restricts the flow of traffic of emergency or other Vehicles.
- 5) Parking of a utility trailer on a Roadway except for the temporary loading or unloading of same (exceptions may apply in individual homeowners' or condominium associations).
- 6) Parking on any Parcel closer than five (5') feet from the Roadway.
- 7) Parking any portion of a Vehicle on the grass of Common Properties.

b. **Resident Overflow Parking.** Residents may use the parking lots in front of the CSA Office and in front of the Manor as overnight overflow parking upon registration with the CSA Office prior to parking. Vehicles that are prohibited from being operated on Roadways may not be parked in this lot unless stored in or upon a trailer. There will be a limited number of spots, a limited time allowance, and additional restrictions may apply.

Have a great day!

Cliff