

Chairman's notes

February 9, 2024

It's hard to believe that I have been your chairman for a year. It's been a busy year, and time has passed very quickly. This role is frustrating at times, and other times it has been very interesting and enjoyable. Below are several topics that I'm going to give you some quick updates on.

The first thing I want to bring to your attention is of course the budget for 2024. It is now posted on our TGOCSA.org website under the owner's section [REDACTED]. When you review the budget, you will see that our assessments for 2024 are proposed at **\$995.00** per quarter. This is a slight increase over last year, about 2%, and the total yearly increase is \$80. If you are looking at the budget and trying to do the math, in the first column you will see that we've already collected the 1 quarter assessment in January at the old rate and the remaining 3 quarters (April, July, October) will be at the new budget rate. This is typical for our budget cycle.

In simple terms, the way we determine our annual budget is we start with \$0.00, then we determine our revenues and any carry forward surplus from the previous budget year, then we subtract all expenses and 2024 projects, divide that total by 1,625 properties, and that determines the annual assessment for the year. I will share more details at the annual owners' meeting on February 21st.

I want to thank the CSA manager and staff for the hard work they put into creating this budget. There are over 500-line items. Each line was discussed to ensure we had the lowest possible cost and the best value for your assessment dollars.

I am going to give you a very brief update on the golf course renovation project. All contracts are signed and much of the pipe and material is onsite. I'm sure you've seen it stored in several areas around the community. We received a draft copy of the agreement for the grant from the North Brevard Economic Development Zone which I will be signing as soon as it is completed. That grant is \$394,000, which will be used as our

contingency fund for things that we did not anticipate in this project. For example, after signing the contract, we determined more work is needed to properly connect our new golf course irrigation system to 9 locations that feed our residential irrigation system.

So, what will the golf course project cost CSA? The great news is we have saved approximately \$3.8 million for this project. With the grant, the total budget for this project is approximately \$4.2 million. All of the numbers below are rounded and are not exact, but if you're looking for exact numbers, they are all included in the budget. Below is a quick breakdown of the major costs involved in this project.

- Irrigation \$1.490 million. Contract executed
- Irrigation heads and parts \$249K. Paid for and onsite now.
- Renovation and construction of new greens and tee boxes \$1.524 million. Contract executed
- Cost for the new grass for the greens and tee boxes \$329K.
- In-house cost for chemicals and various other projects \$300K.
- Cost of our golf course architect and irrigation consultants \$245K. Contracts executed

There can always be some overruns or scope changes and we have accounted for that. We are watching the budget very carefully to ensure that we do this project within our scope. The plan is to start this project on April 15th, 2024, that's only ten weeks away!

Another question I'm sure you are asking is why the annual owners' meeting was delayed. The reason is that the notifications were not sent out in time to allow a full 14 days' notice which is required by Florida statute. After reviewing all options, I decided that the best plan was to delay the meeting and hold it on the 21st of February at 1 pm. I am sorry if this causes any inconvenience for you, but the delay was necessary.

I have been approached about parking at Blue Heron restaurant. It seems that several golfers are parking in restaurant parking. If you are not visiting the restaurant, please park in the parking lot across the street designated for golf course parking.

If you have not done so yet, please go to the CSA office and sign the necessary forms so that all of your official CSA documents and notices can be emailed to you. It will save time and it is much easier for CSA to get the documents to you and also more convenient for you.

The rule I selected for this version of the chairman's notes concerns our furry friends, our pets.

CERTIFICATE OF CONSOLIDATED AND RESTATED
DECLARATION
OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE
GREAT OUTDOORS PREMIER R.V. GOLF RESORT

10.4 Animals. No animal owned by (or in the custody of) an Owner or its tenants or guests shall be permitted on Recreational Common Properties such as tennis courts, swimming pools, recreation buildings, mail facility, bathhouses, Association offices or other areas as designated by the Board of Directors. Animals are permitted on other outdoor Common Properties and roadways provided that the pet is at all times leashed. When doing so, it is required that the Owner keep the pet close to them and out of private yards unless prior permission of the yard owner has been given. Dogs are not permitted on the nature trails. All pet excrement must be picked up and bagged for disposal at the owner's home or at any place formally designated for that purpose. The Board may temporarily or permanently ban from all Common Properties and roadways any animal that is dangerous or that becomes obnoxious by reasons of aggressive or intimidating behavior. No animal may be kept on the Properties for commercial or breeding purposes.

Also, refer to your condominium rules for more information on pets.

Have a great weekend!

Cliff