

## Chairman's Notes

March 8, 2024

Well, it's hard to believe March is here already and our high season is almost over. Our golf course renovation will begin in just five short weeks!

There are a few things that you need to be aware of from the last Board of Directors meetings.

- The 2024 Budget was approved.
- The 2024 ARC Guidelines were approved.
- New chairpersons were appointed to the Building and Planning, Doug Matz, Infrastructure and Natural Resources, Drew Proulx, and Safety and Security, John Comeau

Regarding the budget, there are some opinions that we did not reserve enough money for the future. There are some who believe we should have reserved about \$1.6 million in 2024, versus the \$915,000 that our budget calls us to reserve this year. I do respect others' opinions, but I simply don't agree that we should've reserved more money this year. I could not justify reserving an additional \$700,000. As I explained at the Annual Meeting, we will be reserving approximately \$1 million each year for the next several years in order to complete all the projects that we have on our list. I will point out that a lot of knowledgeable people recommended this budget and the Finance Committee voted unanimously. Your Board of Directors voted unanimously for this budget. In any case, the budget is set for this year. **I can assure you there are no plans for any type of special assessment.**

I ask that you please review the new ARC Guidelines, which are online at [www.tgocsa.org](http://www.tgocsa.org), and please ensure that you are complying. There are new rules added, old rules removed, and several rules restated to make them more understandable. Some of the long-standing rules that have been clarified include, fences are not allowed within TGO (Section 26.1), parking on landscaping gravel is not allowed (Section 32.2.2) and RV skirting is prohibited (Section 42.2). If you have any of these features on your site, please remove them. After March 24, 2024, the ARC will begin to

mail out non-conformance notices in accordance with Section 6 to any property owners with these unauthorized improvements.

The ARC Guidelines are in place to maintain the appearance of our resort to help sustain the desirability of ownership within TGO and to enhance all of our property values. The BOD feels your cooperation will go a long way toward achieving these goals.

As information, our 5<sup>th</sup> annual Shred Day is scheduled for next week, Thursday, March 14<sup>th</sup> with a rain date on Friday, March 15<sup>th</sup>. If you have anything that needs to be shredded, bring it to the Manor parking lot between 1 pm-3 pm.

There seems to be some confusion about how waste management handles our trash pickup. First, everyone needs to understand that the contract with Waste Management to pick up our garbage and recycling is through Brevard County. We have an account representative that the CSA administration is in touch with almost daily, but we have little control over their drivers or changes to their dispatch and pick-up schedules. Recently there have been a few delays in pickups of our compactor and open-top dumpster. Please know that CSA is not missing pickups in order to save money, the dispatch and pick-up process is completely controlled by the county, and sometimes their availability of drivers and access to the landfill causes delays.

Another note concerning our trash, it appears that someone put a box of medical needles in our recycling bin recently. I ask that you please dispose of any medical needles in a proper manner. It is my understanding that if you take your needles by the Mockingbird Recycling Center, they have special boxes where you can dispose of the needles. For the safety of our employees and our other owners, please do not dispose of any medical needles in our trash bins.

Late last week we were served with a lawsuit that involved an alligator incident that occurred last year. Our insurance carrier has retained an attorney for TGO/CSA, which will oversee this litigation. That is all of the

information that I currently have on this issue. I will keep you updated if anything else arises. Attached is a link to the Brevard Clerk's website.

[All Results \(brevardclerk.us\)](http://brevardclerk.us)

As information, the Golf maintenance crew will be working some late nights and some early mornings over the next few weeks in order to keep the course maintained. The main reason for the early mornings and late nights is due to many tournaments and events scheduled this month. For those of you who live along the golf course, we apologize for any inconvenience if you see or hear activity on the golf course before or after hours.

In this issue of my Chairman's Notes, I am including our rules on Lake and Waterway use:

## **LAKE AND WATERWAY USE AND PROPERTY ADJACENT TO LAKES**

1. **Lake and Waterway Use**
  - a. **Prohibited Activities.** The following activities are prohibited on and near lakes and waterways within TGO:
    - 1) the use of personal watercraft, unless approved in writing by the CSA Manager or the CSA Manager's designee;
    - 2) wading into any lake or other waterway for fishing or any other purpose;
    - 3) nets or the casting of nets for any purpose;
    - 4) stocking of any species of fish other than as approved in writing by the CSA Manager or the CSA Manager's designee;
    - 5) feeding, taunting or harassing alligators (also subject to fines in accordance with Florida law);
    - 6) dredging of lakes for golf balls (except when using a ball retriever by a person playing golf);

- 7) allowing pets to stand in, swim, exercise, or drink in or near lakes or waterways; and
- 8) crossing private property without the Owner's consent.

b. **Permitted Activities.** The following activities are permitted on lakes and waterways within TGO:

- 1) Radio-controlled boats powered by electricity (battery) or sail; provided, however, access is not allowed from the golf course side of lakes or other waterways. Fossil fuel powered boats are not permitted; and
- 2) CSA-owned boats crewed by CSA employees or their designees.

## 2. **Property Adjacent to Lakes**

- a. Mowing and weed whacking is not permitted within three feet (3') of the waterline of any lake.
- b. Vegetation shall not be destroyed or removed within ten feet (10') of any lake by use of fertilizer, pesticide, or vegetation control spray, without CSA permission in writing.

## 3. **Fines**

- a. Any person who violates this rule shall be subject to the following fines:
  - 1) 1<sup>st</sup> offense - \$25.00
  - 2) 2<sup>nd</sup> offense - \$50.00
  - 3) 3<sup>rd</sup> offense - \$75.00
  - 4) 4<sup>th</sup> offense - \$100.00
  - 5) each subsequent offense - \$100.00

- b. For the purpose of determining the appropriate fine, each offense shall be dropped from a person's record twelve (12) months from the date of issuance.
- c. Violations may be noted by CSA's mowing crew or as a result of individual complaints.
- d. The CSA Manager, or the CSA Manager's designee, will provide a notice to the Owner of a violation, including the statement that a repeated violations will result in fines as stated above.
- e. Upon a repeated violation, the CSA Manager, or the CSA Manager's designee, will send a second notice of the fine, noting the location, date and time (if known) of the violation.
- f. An offender will have seventy-two (72) hours to pay any fine.
- g. If a fine is not paid within seventy-two (72) hours, the alleged offender will be called to a hearing before a committee convened in accordance with Article 11 of the By-Laws.
- h. Owners are responsible for the offenses and fines of their tenants and guests.

One last thing, if you have pets, please clean up after them, it is your responsibility.

**Please do not feed our wildlife!**

Have a great weekend!

Cliff