

Chairman's Notes
September 22, 2023

Time is flying and summer is almost over. It is now time for our friends and neighbors to return to TGO from their long vacations. It will be nice to have everyone back and to have a full community again. The weather is cooling down some and we should see a little relief, the grass will not be growing as quickly as it has this summer.

I received a complaint concerning our trash area. I took these disappointing photos to show you the condition that someone left it in over the weekend. If you take trash to the trash area, and you cannot fit it into the proper bin, please stack it as neatly as possible. CSA crews cleaned this area and fit as much as possible into the dumpsters. I kindly ask that you please respect others and put your trash where it belongs.



Most of our improvement projects are completed for this year. Below is a list of some of the things that we accomplished this low-season:

- The dock at Fawn Lake is now replaced and it really looks nice.
- The painting contractor is finished with painting of the Fitness Center, Manor breezeway, shuffleboard court structure and Hobbyland. They still have a few touch ups to complete, but overall, their work looks great.
- The renovation of Oak Cove Bathhouse is going very well. Framing and rough drywall is now completed. Next week we should be laying tile.
- The annual sewer system improvements are now complete. We renovated four manholes this year. The main sewer line cleaning from 188 Plantation to 304 Plantation is completed.
- The sewer manhole at 195 Plantation has been raised and re-surfaced.
- We have selected a contractor to renovate our golf course greens and tees, and are working with them now on their scope to make sure we get the best price.
- The carport for the mail center is completed.
- The Wastewater Treatment Plant Clarifier #1 has been replaced.
- The roof at the Sawdust Club has been renovated.
- Golf maintenance building renovation is completed.
- The furniture at both pools was re-strapped.
- Hobbyland A/C split unit was replaced.
- Hobbyland door and windows were replaced.
- Hair Salon A/C unit was replaced.
- Blue Heron HVAC 5-ton unit was replaced.
- Blue Heron grill hood fan was replaced.
- Blue Heron Fire alarm system was replaced.
- A road resurfacing project was completed.
- We purchased two upright mowers for our lawn crews.
- We replaced the dump truck at the wastewater treatment plant.
- We replaced one lawn crew van.
- We completed phase three of the perimeter fence project which is now complete, with the help of St. John's Water Management Authority.

The above list is not a complete list of our improvements. Several smaller projects were also completed this year, along with a few large projects which are still in progress. There was a lot of forestry work done around our lakes and golf course. I just wanted to give you an idea of all of the things that CSA has been involved in this year.

On Wednesday 9/20/2023 a town hall meeting was held with representatives from Spectrum giving the community a presentation concerning our new Spectrum contract which starts on October 1st. I hope you were able to attend or were able to watch it on channel 732. The Spectrum representatives did an excellent job of answering all of the questions and clarifying some of the items in our new contract. If you have questions, please check with our CSA office and they will be able to help you. Also, the presentation as well as questions and answers will soon be emailed out, and posted on our website.

I would like to remind everyone that our alligators are still active. If you are walking close to the water or walking your dog, please do not get too close to the water and be aware that alligators are in every lake at TGO. Please do not throw anything into the water or feed the alligators or any of the wildlife at TGO.

Speeding is still an issue; we are doing everything we can to catch people that are speeding and fine them. We can bar them from the park if they do not pay their fines. Please slow down and obey our traffic rules. The speed limit throughout the park is 15 mph. As we get into the season and more people get back to the community, speeding will be more of an issue, I ask you to be safe and please slow down.

Below is an update on our financials for your information.

CSA overall is favorable to the 2023 budget by \$154,866.

Blue Heron YTD net income is \$6,119 versus a budget of \$11,109 or (\$4,990) unfavorable.

Golf course YTD net income of \$118,529 versus a budgeted net income of \$39,637 or \$78,892 favorable.

Our community is in a healthy financial position and we are 2/3rds through our budget year 2023.

Cliff Creech
Chairman