

Chairman's Notes

October 20, 2023

Today is another beautiful day at TGO, and Fall is definitely with us now. The temperatures have been nice the last several days. Every day I see more of our friends and neighbors returning to the community, it is great to see everyone again.

Let me start this update with some really great news. Last week Billy, Shane, Chuck and I met with the North Brevard Economic Development Zone. Their board voted to grant us \$394,000 to assist us with the renovation of the irrigation system on our golf course. This grant is possible due to the hard work of our community Manager Billy Specht. Shane Wiley our golf course Superintendent, and Chuck Kandt our golf course pro, were also instrumental in this grant being awarded to TGO. When you get a chance and see any of them, please thank them for their help, their support, and their hard work.

Here's an update on the renovation of the golf course itself. We have signed the contract for the irrigation. The cost of the irrigation comes to approximately \$1.7 million, which includes the sprinkler heads that we have already purchased. I am now waiting on the final contract for the renovation of the golf course, including rebuilding the greens and tee boxes, and some traps. The bid for that project is approximately \$1.5 million. There will be some additional in-house costs which we estimate will cost around \$350,000, to purchase grass, chemicals, and other necessary items for the project. The big concern we have is something that we have no control over, and that is the weather. The plan is to close the golf course on April 15, 2023, and reopen the course in early November 2024. Let us hope for good weather.

At the Blue Heron restaurant, we have our new Manager in place, and he is working on a new menu with our Restaurant Committee. If you have not had a chance to go by and meet Musa, I invite you to go by and say hello. The Blue Heron is running daily specials so I encourage you to try some of these new foods and I hope you will enjoy them. Look for an article about Musa in The Happenings.

Our financials are looking good, September CSA net revenue is \$155,082 favorable to the 2023 budget.

Another item of interest will be the change in the trash rules at the maintenance yard. At the October 18th board meeting new rules were put into place which will become effective on the 1st of November. These rules will not allow items to be placed on the ground at the maintenance yard. A copy of the new rule will be published in the next Happenings. I have highlighted a few key points below:

1. Construction materials (concrete, wood, drywall, metal, plumbing materials, carpet, small appliances, and small furniture may be put in the open top dumpster in the maintenance yard. If you are not able to place such items in the dumpster for any reason, you must take them to the Brevard County disposal facility located at 3600 South St (Rte 405) in Titusville for disposal. **DO NOT LEAVE SUCH ITEMS ON THE GROUND IN THE MAINTENANCE YARD.**
2. Do not leave sod, dirt, tree stumps, chemicals (paint, painting products, oil, etc.) toilets, cabinets, and mattresses at the CSA Maintenance Yard.
3. These items must be taken to the Brevard County Mockingbird Way Mulching Facility (321.264.5009), located on SR 405, or the Brevard County transfer station (321.264.5048) located on SR 405. Do not leave such items on the ground in the maintenance yard.
4. Contractors are not permitted to use the CSA Maintenance Yard for any waste disposal or leave debris in front of the Owner's property for pick up by the CSA. (This rule includes residents/renters who run a contracting/lawn business in TGO.)

Speeding is still an issue that we are trying to control. I am now considering some ways to curb the speeding; one possibility is using speed humps to reduce the speed. If you have opinions about speed humps, please let me know.

I would like to remind everyone that it is election time again. It is time to select Directors (both Board and ARC) for the even number (0,2,4,6, and 8) districts and ARC District 3. If you have any interest in running, please contact a member of the election committee and get an application. If you do not like the way the CSA is running things, now is the time for you to run for election, get on the board, and help the board make these decisions. You are electing the people who will make

all the decisions for the next year. And I encourage you to please vote in January for the candidates of your choice.

This Saturday, October 21st, the Nature Center will host a fun day at the Manor and also some activities at the Nature Center. If you have time, please attend.

We are looking for a set of wooden RV stairs to be used at the maintenance yard to assist owners when throwing away trash. The Sawdust Club can modify a set of stairs so that we can use them, save a little money, and make it a little safer for our owners. If you have a set that you are willing to donate, please let me know.

At the next Board of Directors Meeting on November 15, 2023, at 3:00 PM, there will be a presentation by a representative for Project Lifesaver. I invite you to attend, this should be interesting. There is an article in The Happenings about Project Lifesaver.

The District Meetings for the odd districts will be held at 3:00 PM in the future. We tried the later time at 6:00 PM for several months and we were not seeing any increase in attendance. Therefore, we moved it back to the original time. We hope to get more people to attend this District Meeting.

Cliff Creech

Chairman