

Chairman's Notes

May 31, 2024

Well, it is Friday again and the time for my chairman's notes. It's a little slow around TGO this time of year, but I do have a few things to share with you.

Let me start this morning with our Blue Heron Restaurant and a brief update about where we stand. We have hired a new manager, his name is Steven Powers, and he has been with us for about two weeks. Steven is working hard to get the restaurant organized. Please stop by, say hello, and try some of his daily specials. Steven will be working Tuesday – Saturday and these are the days we are open now for dinner and offering daily specials. Sunday and Monday we are open for breakfast and lunch only during this slow season.

The golf course project is going extremely well. The irrigation contractor is ahead of schedule, and we now have irrigation on several holes. I noticed recently the irrigation was operating on holes 18,1 and 2. Our green and tee box contractor is finishing up on the front 9 and is now moving to hole 10. If everything continues to go as smoothly as it has been, we may see some grass on a few of the greens on the front side of the golf course shortly. From a financial aspect, we are still on budget and although we have had some surprises, we still have money in our contingency fund.

As a side note, I want to let you know that it may be necessary for us to temporarily close some sections of our roads, to place sand and materials on the roadways to reduce the travel time for our contractors to get to the backside of the golf course. Sorry for any inconvenience this may cause those of you in residence here at TGO, we will try to minimize any closures.

Our maintenance department is constantly working on our old irrigation system. The irrigation crew is steadily working to complete work orders. There are well over 100 work orders active to date, and they are currently running about two weeks to respond to a work order for the irrigation system. I can report that all of the connections to the golf course irrigation for residential use are back on and

working so there is no reason to continue hand watering your yard with potable water. Please pull back all of your hoses and hand sprinklers.

You may have noticed the erosion control work that is going on behind the 800 block of plantation. That project is just about complete. Here are a few of the other upcoming projects:

- There will be some erosion control done on Lake Priscilla along Coach Club Drive
- We will be working on some drainage issues around Beehive Drive
- A new irrigation line will be installed around The Manor
- Some hydrants are being replaced on Sunset Drive

The owner's barcode reader at the entrance gate is broken and is being replaced. The replacement parts should be in on Monday, and we will get that back up and running as soon as possible.

Lake Judy fountain is down again and needs to be pulled out of the water and sent to the shop for some electrical repairs. We will get that done as soon as possible.

And last but not least, we are always focused on safety. We are still having issues with speeding in the park. Please slow down. I would like to remind everyone please do not feed our wildlife. Please remember our alligators are active right now so be extremely careful around the water.

For the rule this week I thought it would be appropriate to talk about water conservation. I have quoted the Declaration of Covenants as I thought it might be of interest to you.

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

10.7 Water Conservation. No Owner shall replace or remove any fixture, including irrigation heads, which affects the amount of water consumption relative to his Parcel and which was installed at the Parcel by the Association, the Developer or a Participating Builder if the likely result of the replacement or removal would be to increase the amount of such consumption. The Board of Directors may grant a complete or conditional exemption from the foregoing stricture in any case in which removal or replacement of a particular fixture or device located on a Parcel is required because of the fixture's or device's malfunctioning, deterioration or destruction and its replacement with a fixture or device which is not likely to increase the amount of water consumption relative to the Parcel is unfeasible or unduly burdensome because of the unavailability or prohibitive expensiveness of such a fixture or device or otherwise.

1 . Nothing contained in this Declaration shall prohibit the construction, operation and maintenance of swimming pools by CSA Members, Condominium Associations or Homeowner's Associations within The Great Outdoors Premier R.V./Golf Resort Lands.

2. Any such swimming pools shall be constructed and maintained in accordance with all applicable state and local laws and regulations. Draining and refilling of swimming pools shall be done in a manner that does not violate any applicable environmental and water use permits held by the Association or the Developer.

3. The Association shall have the right to assess impacts for private swimming pools that bear a reasonable relation to the expense to the Association of water utilized by said swimming pools.

4. Except in an emergency, no draining of swimming pools shall take place without seventy-two (72) hours prior written notice to the Association.

5. Swimming pools shall be considered an Improvement requiring Architectural Review Committee approval in accordance with Article 16 of the Declaration.

6. Nothing contained herein shall apply to a Community Swimming Pool, which shall be defined as a pool constructed by the Developer for the use, ownership and maintenance by a Cluster Association and its Unit Owners, except that,

a. any such Community Swimming Pool shall be constructed and maintained in accordance with all applicable state and local laws and regulations;

b. except in an emergency, no draining of any Community Swimming Pool shall take place without seventy-two (72) hours prior notice to the Association, and;

c. draining and re-filling of any Community Swimming Pool shall be done in a manner that does not violate any applicable environmental and water use permits held by the Association or the Developer.

Have a great weekend!

Cliff