

## All about Wood Duck Island Community

This document is meant to provide real estate professionals with information needed to help comprehensively represent properties within Grand Harbor's Wood Duck Island community. It is also used to remind current and future homeowners of the benefits that we all enjoy. Our uniquely attractive lifestyle, comprehensive services and financials are discussed.



Wood Duck was the second development built within the Grand Harbor Community Association project in the 1988 time frame. Wood Duck has the largest amount of open walkable land area within the Audubon acclaimed, Grand Harbor property. If you enjoy walking, biking, close to pool and club access, you won't find a better location than Wood Duck.

The Wood Duck community is conveniently located next to the Grand Harbor Golf and Beach Club Sports center which hosts bocci ball, tennis, pickleball and swimming. The main club house and golf facility are also nearby which offer beautiful views of two championship golf courses and brilliant sunsets in the western skies. Both Sports and Full Golf club memberships are available and owners are encouraged to join and enjoy an enhanced active lifestyle.

Wood Duck was thoughtfully designed by the world recognized architect, Robert A. M. Stern. Featuring a classic Mediterranean theme, Wood Duck is made up of 67 townhouse style units that are distributed among 7 quaint and private court yards. The clean stucco home design also features clay tile roofs, wood stained balconies, rustic trellises and many other classic architectural details. Open common areas and private fenced in yards allow you to take full advantage of the warm Florida weather, golf course views and majestic mangrove vistas.

The Wood Duck monthly HOA charges range from \$1129 for two bedroom to \$1270 for three bedroom units. The fees cover a generous list of monthly operational services and reserve funding that is needed for longer range capital improvements.

Our list of HOA Operational Services includes:

- Common Area Landscaping
- Insurance (general & flood)
- Pest Control (interior & exterior)
- Cable TV & Internet
- Trash Pickup
- Property Irrigation
- Roof & Exterior Repair
- Security Services (gates & guards)
- Accounting & Legal Services
- Master GHCA Association Fees

Our list of HOA Reserve Funding includes:

- Exterior Painting / Staining
- Paving Replacement
- Roof Replacement
- Landscape Replacement
- Oak Park Tree Pruning

Fees have increased ~30% over the last 5 years mainly due to Insurance costs. This is not uncommon to HOAs throughout the state. That said, we are experiencing a stabilization and drop in the insurance rates as new carriers have entered the market to increase competition.

Our current reserve accounts are well funded and up to date with the exception of our roof reserves. For this reason, we have instituted a 10 year special roof assessment to catch us up on our roof reserve account. There are currently 8 1/2 years remaining on this special assessment which is collected annually in September. The balance of roof assessments due is the responsibility of the current owner but becomes negotiable for closing.

Yearly Roof Assessment - \$3124 3 BR, \$2669 2 BR center units, \$2847 2 BR all others.

It is also important to note that Wood Duck's single family townhome design, is not subject to the new Florida structural inspection requirements and assessments.

Finally, we are excited to report that the entire Wood Duck complex will be repainted beginning early 2025. We are confident that along with all that Wood Duck has to offer, getting a new refresh will make us glimmer to prospective owners.... even more.

Thank you again for representing our Wood Duck community, homes and lifestyle that we love.

Respectfully,  
The Wood Duck Board of Directors