

GAPOA 2021 - 2022 Road Status & Plan

Road Report

Don Gray, the Road committee chair shared that the roads take 70-75% of all the HOA dues everyone contributes to. Don acknowledged the members of this committee including GB Bucknell, Jim Pederick, John Morra, Eldon Lambert, Wayne Huddleston (who moved), as well as non-members Greg Deegan and Rob Bidelspacher.

4 issues to discuss:

1. **Brush Cutting**: GAPOA maintains the private roads. We do not maintain S. Shore Road or East End Road, the brush cutting, repairing potholes and paving of these two roads is the responsibility of the USVI. GAPOA maintains 12 miles of private roads, two thirds of GAPOA's roads are gravel while the remaining are paved. We plan on two brush cuttings per year that costs about \$10,000 each time. The first brush cutting is scheduled for January and it will take about 10 days. Please be aware that there are other brush cutters working on East End Road that are not part of GAPOA's efforts.
2. **Grading**: GAPOA grades the roads and clears the swales and culverts annually at a cost of about \$8500. The grading of the roads is typically performed in the late April - early May time frame after the spring rains and generally last through the year.
3. **Paving**: - this past year, GAPOA paved 2 roads including a section of S. Grapetree Road (1500ft) and Terrace road (860 ft). The cost of paving varies due to width and condition of the road. Typically we are putting down 1.5 inches, finished thickness, of paving when repaving the roads. The cost of paving a gravel road is much more expensive as a base needs to be constructed and at least 3 inches of paving is required to create a sustainable road. Because of this it would cost millions of dollars to pave all of the roads in the HOA. The road committee, specifically Jim Pedrick, suggested it would be more cost effective to pave every other year to save the expense of mobilizing the contractors every year which typically costs about \$5,000 of the \$40,000 budgeted for paving annually. The Board adopted this recommendation.
4. **South Ridge Road**: Quick background is, if you are over by the Divi Casio and looking at it from S. Shore road, there are a couple of gravel roads that go up to the right of the Casino, both roads are on land owned by the Divi. The one to the immediate right of the Casino is GAPOA's official end of South Ridge Road which is not always passable. The second dirt road further to the right away from the Casino was created by the WAPA contractors following Hurricane Maria. The problem with GAPOA's existing official roadway road is its location. The watershed from the surrounding hills funnels down through this area and can wash out the roadway. While contemplating how to repair the existing roadway, GAPOA encountered potential permitting issues from DPNR and CZM. After considering many potential options, GAPOA approached the Divi about relocating the roadway even further from the Casino on a residential plot that is owned by the Divi which is not part of GAPOA. This plot does not see the runoff from the surrounding hills. The Divi agreed and GAPOA has been working to complete the process of relocating the road for over two years. First, we had the land surveyed to allow it to be subdivided. The new subdivision created a Road Plot which needed USVI approval. The Divi then need to register the new subdivision as they are the owner of record. Currently, we are in the process of acquiring the title to the new Road Plot in exchange for relinquishing our claim to the existing roadway, once the new road is completed. The new Road Plot is located even

further to the right of either of the existing gravel roads in this area. The Road Plot is slightly more than 0.20 acres with an assessed value of approximately \$20,000 which the Divi is essentially gifting to GAPOA. That new road will be a gravel road and should be much more sustainable. The current timeline is the GAPOA hopes to close on the transfer of ownership by the end of January 2022 of Road Plot 36-1 Turner Hole. Once we have title we will enter into a contract to have the new road designed, permitted, with both DPNR and CZM, and constructed with Eleven Construction LLC. Eleven anticipate the design and permitting process will take approximately 4 to 6 months. They also estimate that construction will require 5 to 6 weeks once work begins. Construction of the road hopefully will occur after the 2022 hurricane season ends but before the end of 2022.

One final note, neither the Divi nor the Grapetree Hotel are part of GAPOA. In addition to the land the Divi is gifting GAPOA, the new owners of the Grapetree Hotel have taken a different position with respect to contributing financially to the costs GAPOA has incurred in the past maintaining the roads in and around the Grapetree Hotel's properties. In areas where the Grapetree owns land on both sides of the road, they will be responsible for maintaining the road. In areas where the Grapetree owns property on one side of the road they have agreed to pay 50% of the cost of maintaining the roadway. Under this arrangement, the Grapetree contributed approximately \$500 for brush cutting and road grating in 2021. Additionally, they paid approximately \$6,000 directly to the paving contractor for a portion of the paving on South Grapetree Bay Road in 2021 where they own 2 residential plots.