



**Helpful Information**

**Official Grand Isles Website**  
grandisleshoa.org

**Property Manager**  
Casey Aprea  
grandislespm@gmail.com  
561-333-5253

**Davenport Property Management**  
561-642-5080  
davenportpro.net

**Gatehouse**  
561-333-0728

**PBSO Non-emergency Phone**  
561-688-3400

**Gate Access for Guests/Vendors**  
Please register name and opt-in for texts/email alerts at [gateaccess.net](http://gateaccess.net)

**Clubhouse and Carmel Pool Hours**  
Open 7 days a week  
Dawn to Dusk

**Clubhouse Hours**  
6:00 am - 11:00 pm

**Fitness Center Hours**  
Open 7 days a week  
6:00 am- 11:00 pm



**Did you know?**

May 23, 1707 Swedish botanist Carolus (Carl) Linnaeus, the Father of Taxonomy, was born.

May is the only month that does not begin or end on the same day of the week as any other month in any year.

Memorial Day (first called Decoration Day) is a federal holiday that honors the men and women who died while serving in the U.S. military. It is held on the last Monday in May and thought of by many Americans as being the start of summer.

**Greetings Grand Isles Residents!**

It's hard to believe it is already Memorial Day weekend. South Florida is transitioning into the rainy season and our lakes will soon be full again, and school is about over for this school year.

Last Thursday, the 19th we held our Board meeting, starting at 7:00 PM; we had a quorum as 4 of 5 board members were in attendance. We voted to waive the reading of the last meeting's minutes and I did an overview of our April financials.

We then did a quick review of our recent projects.

- We received our permit to remove some dead trees in our common areas and the trees have been removed. Replacement trees will be installed in the near future.
- Our border projects are now completed with new fencing installed and clusia bushes planted; the final permit approval will happen soon.
- Our new back doors are installed at the clubhouse and the final permit was approved. Half of our high-impact windows have been installed in the clubhouse and we are waiting on the other half to be installed. The vendor is experiencing supply chain issues and we are hopeful the job will be completed in the next 30 days, as promised.
- We just completed trenching and installing 5 miles of new copper wiring in Carmel, so our irrigation system is much more reliable. We thank you for patiently waiting for this process to be completed in Carmel.
- Our common area sidewalks, pool furniture, and basketball court have been pressure sprayed this week. Everything looks clean!
- Our annual sidewalk repair project has been submitted to the Village for permit approval and will begin shortly.
- The new Village sewage lift station at the back gate has finally been completed.

**Upcoming Projects:**

- The Gatehouse, Carmel Pool Bathroom Building, and the Clubhouse will all have their exteriors painted this week, weather permitting.
- New signage has been placed at the front and back gates of the community, explaining that all golf carts must enter through the front entrance. Golf carts are no longer able to enter via our community sidewalks.
- The common area summer palm tree trimming project will take place in the next month, in preparation for hurricane season.
- Our 2022 landscape beautification project will begin in the next month and will be focused on our entrance and our clubhouse areas. It will be a great improvement.

## Social Committee

The Social Committee had another successful Food Truck event celebrating Cinco De Mayo; it was great seeing all the kids enjoying themselves, as well as the adults.

In order to continue with the momentum our Social Committee has created, they desperately need several additional volunteers to help out. If you would like to help them, please contact Casey. It would be greatly appreciated.

We also have a Grand Isles' Ladies' Luncheon. The group meets every 1st Monday of the month at noon at a specific restaurant. Please contact Sylvia at 269-325-0678 for restaurant suggestions or to participate.

## Resolutions and Updates

Casey presented, and the Board approved, a Resolution effective June 1st requiring all new residents to purchase bar codes for each vehicle they will house in our community.

Doreen read, and the Board approved, a Resolution regarding lake easement areas on waterfront lots. All residents must remove all items within 20 feet of the end of the grass at the water's edge that were planted or installed in the past five years. Trees that are five years or older will not be required to be removed. Items that must be removed are hedges, bushes, trees less than five years planted, fences, and any other structures.

Our law firm has stated that Florida HOA Law allows us to enforce this as it is in our HOA documents. We are not considered to be selectively enforcing the rule by going back five years only. We can verify the existence of items using Palm Beach County aerial views from the County Tax Department. The Resolution is in this communication for your review.

The Architectural Control Committee reviewed and updated some guidelines for our community and the board approved those updates. The ACC packets are readily available on our website.

## Vandalism

Vandalism continues in our common areas. Please talk to your children about the fact we all share in the replacement cost of damages. Our bathrooms continue to be damaged (pulling sinks off the walls and sometimes damaging the sinks beyond repair). Bathroom stalls in the clubhouse are getting trashed. Also, our new basketball surface has been abused by bicycle tires and the 4 signs posted with rules have been stolen. This community is not a resort; it is up to all of us to respect our property and, when it is not, we all pay our share of the damage cost in our monthly dues.

## Gate Traffic Study

The board had a seven-day traffic study conducted for our entrances. It was a normal week, with no holidays and school was in session each weekday. The study provided traffic counts in 15-minute increments for the entire 24 hours each of the 7 days. The weekday average of vehicles entering through the resident gates or the guest gate was 2,027 and the weekend average for both entrances was 1,667 per day. The resident side is used 65% and the guest side is used 35% of the time. Based on peak times each day, it is increasingly obvious that everyone must utilize our Gate Access system for your vendors and guests. It is not practical to think the guest line won't be excessively long if you must be called each time a vehicle uses our guest lane. This is also why we will require all new residents to get barcodes for all of their vehicles.

We conducted the same study for our back entrance and exit gates on the same days. We averaged 269 vehicles entering our back entrance each day and we averaged 342 vehicles using our back exit daily.

In total, we are averaging almost 15,000 vehicles entering our community in a week's time. That amounts to approximately 780,000 vehicles entering this community in one year's time. It is safe to assume that the same number would also be true for exiting the community. No wonder our gates break down from time to time.

Conclusion: the back entrance is being underutilized. We need all of you to have every vehicle barcoded so you can use the front and back entrances to reduce the guest line. We also need all of you to utilize the Gate Access tool. We have a tremendous amount of traffic in our community. As always, please drive safely; we have a lot of children and elderly living in our community.

## Rental Properties on File

The Board asked Casey to report on how many rental properties we have registered in Grand Isles. The results are, that we currently have 59 homes registered as rentals. That is 9.7% of our community. Carmel has 32 rentals for 17.5%, Harbor Cove has 10 for 8.3%, Sausalito has 13 for 7.2%, Emerald Bay has 4 for 4.6% and Emerald Point has zero rentals currently. We thought you all would find this interesting.

## In Conclusion

We opened the floor for open discussion.

We moved to conclude the meeting at 9:00 PM. Meeting adjourned.

We have many older individuals living alone at this point of their lives in Grand Isles. It would be wonderful if you are a neighbor of one of these individuals and check on the neighbor daily, or as often as you are comfortable doing so. You will feel good doing so and the neighbor will certainly appreciate it.

Do not prop the pool gates open. They are to remain closed at all times. It would be horrible if someone were to enter our pools due to the gate being propped open and they drown. Tell your family and visitors not to do this, please.

Congratulations to all the students who celebrated graduation this spring. As a friendly reminder, residents, please remove all graduation signs from your yards by June 1st.

Thanks for reading about your community!  
Doug Stark, HOA Board President

## Casey's Column

Hello, I hope you are all doing well and that our educators and students enjoy the upcoming Summer Break! I would like to provide a few reminders:

**Dog Waste:** Please make sure that when you are walking your dog(s), you pick up their waste. I've received dozens of complaints about people stepping in "piles" of dog waste or seeing it in the common areas. There are numerous dog-waste stations throughout the community in an effort to make it a bit more convenient for dog walkers, so there is no reason why these stations should not be utilized. If a resident is identified walking their dog and not picking up after the dog, they will receive a violation letter and a potential fine of up to \$1,000.00. This really is just common courtesy, so I ask that all pet owners adhere to this rule.

**Glass Bottles at Pool Areas:** It has been reported by our janitorial and maintenance service providers that glass bottles are being used at both the Carmel and Main Clubhouse Pool. There are signs posted at each pool that no glass is allowed on the pool decks. In the event that even a small piece of glass is found on the pool deck, the pool has to be completely drained, refilled, and closed for several days. Please do not bring or use glass containers in or around the pool/pool deck. Alcoholic beverages are not permitted at the pool at all; if you want to drink alcoholic beverages, please do so at home.

**Hedges Along Sidewalks:** There are a good number of homes within Grand Isles that have hedges along the side of their home, abutted against the sidewalk(s). It is important that homeowners who have these hedges make sure that they are regularly trimmed back so as to not impede the traffic on the sidewalk. As most vegetation does, these hedges grow rather quickly so it is imperative that the homeowners maintain these as frequently as needed.

**Rummikub:** Resident Maria Anatra would like to form a group of ladies to play Rummikub here in the Clubhouse once a week. Rummikub is a mix between the card game Rummy and Mahjong. If you are interested, please give her a call at 917-361-9936.

Thank you for another great month here at Grand Isles. Hope to see you soon!

Casey

## MEMORANDUM

TO: Casey Aprea

FROM: Michael J. Gelfand

RE: Grand Isles Master Homeowners Association, Inc.  
/Newsletter  
(Lake Maintenance Easements: Prohibitions on Uses and Restrictions)

DATE: May 23, 2022

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### LAKE EASEMENTS: PLANTING & INSTALATION PROHIBITIONS ENFORCED

Protecting the lakes, each officially a “Water Management Tract” is an important task for all. While many look at the water and just see natural beauty, these Water Management Tracts serve another important function.

Centex Lennar Joint Venture, the developer of Grand Isles, to help proper drainage recorded restrictions in the Declaration prohibiting items in the Lake Maintenance Easements, the 20 foot wide boundary within each Lake/Water Management Tract. Especially as “rainy season” approaches owners are reminded that plantings, fences and other items cannot be installed off their lots. No items may be placed within these 20 foot Easements.

Items located in Lake Management Easements are subject to removal without notice. In our community of over 600 homes, existing for over 25 years, anomalies will occur. Please do not be misled. A past oversight does not allow ignoring the no item in the Easement restriction. To paraphrase a common ditty: Do what is written in the Declaration, do not do what was mistakenly done in the past!

As always, any exterior change, whether plantings, painting or otherwise need to be approved in writing before commencing, also preferably before you sign a contract or spend money.

As you seek your neighbors’ compliance with restrictions. Your neighbors will appreciate your cooperation to help Grand Isles move forward with good drainage and aesthetics for another 25 years!

**RESOLUTION  
OF THE  
BOARD OF DIRECTORS  
OF  
GRAND ISLES MASTER HOMEOWNERS ASSOCIATION, INC.**

**TREE AND SHRUB PROHIBITION ON LAKE MAINTENANCE EASEMENTS**

*WHEREAS*, the layout of lots and boundaries between lots and between lots and water management tracts (each sometime referred to as a “lake”) as submitted to the Village of Wellington and filed with Palm Beach County created a 20 foot wide Lake Maintenance Easement (sometimes referred to as “L.M.E.”) behind each lot bordering a lake;

*WHEREAS*, the Lake Maintenance Easements were dedicated in the submissions and filings for the Grand Isles Master Homeowners Association, Inc. to perform maintenance;

*WHEREAS*, recorded Plats designating the Lake Maintenance Easements also contain a tree and shrub installation prohibition, generally stating:

No buildings or any kind of construction or trees or shrubs shall be placed on any easement without any prior written approval of all easement beneficiaries and all applicable Village approvals or permits as required for such encroachment.

*WHEREAS*, the Association has sought to be diligent enforcing the tree and shrub installation prohibition within the Lake Maintenance Easements;

*WHEREAS*, recently a small number of owners have unilaterally, without seeking or obtaining approval from the Association and the Village, installed trees within the lake maintenance easements;

*WHEREAS*, these installations are on Association Common Area;

*WHEREAS*, the installations either have or are anticipated to interfere with the Association’s lake maintenance activities as well as governmental permitting and licensing requirements;

*WHEREAS*, each owner is required to maintain the lake maintenance easement adjoining the owner’s homesite, as stated in Declaration Article VI, Section 6 [page 13], Declaration Article VII, Section 6(c) [page 16], and Declaration Article IX, Section 10 [page 25];

*WHEREAS*, landscaping is expressly prohibited to be placed within any Lake Maintenance Easement as stated in Declaration Article VII, Section 6(d);

*NOW THEREFORE*, the Board of Directors of GRAND ISLES MASTER HOMEOWNERS ASSOCIATION, INC. amends the Rules and Regulations concerning “Common Areas,” Rule 1, to clarify as follows (Additions underlined).

1. The Association shall operate and administrate the Common Area for the use and benefit of the Owners, except:

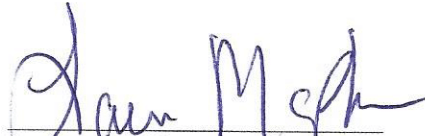
1.1. At Home Sites that adjoin water bodies, the homeowner shall maintain to the edge of the adjacent lake, canal, or other water bodies as such edge may change from time to time by virtue of changes in water level.

1.2. Homeowners shall maintain their Home Site and adjoining property to the edge of the adjoining paved roadway, including drainage areas and swales.

1.3. Homeowners shall not install, or permit installation of, landscaping, including trees and shrubs, on a Lake Maintenance Easement.

The Association reaffirms this prohibition is added for clarification and emphasis. Any installations occurring after July 1, 2017, on a Lake Maintenance Easement without the Association's prior written approval must be removed no later than July 1, 2022, as part of the adjoining owner's maintenance responsibilities stated in the Declaration and Association Rules.

ADOPTED on the <sup>19<sup>th</sup></sup>~~21<sup>st</sup>~~ day of May, 2022.

  
Lauren McPhearson, Secretary