



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

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?

July 1, 1862 - President Abraham Lincoln signed the first income tax bill, levying a 3% income tax on annual incomes of \$600-\$10,000 and a 5% tax on incomes over \$10,000.

According to National Geographic, St. Petersburg, Florida has the Guinness World Record for most recorded days of consecutive sunshine. The record was 768 between February, 1967 to March, 1969.

The humidity levels in July are the highest out of any other month in Florida and average from 62%-93% each day.

Hello, Grand Isles Residents from your HOA Board of Directors!

We hope everyone is enjoying the summer as it is winding down and school will be starting soon.

On July 19th at 7 P.M. we called our latest meeting to order and all five Board members were in attendance. We waived the reading of last meeting's minutes, with a unanimous vote of the Board.

Our Board president introduced Dr. Saulis Banionis, who had requested to speak to our Board and residents. A Wellington resident, Dr. Banionis is running for State Representative for District 93. As a Republican, he is unopposed in the Primary. However, there are four Democrats facing off in the Primary; whoever wins that vote will run against Dr. Banionis in the General Election in November. District 93 has been redrawn and includes all of Wellington, a tiny bit of Boynton Beach, and western parts of Lake Worth and Greenacres. Dr. Banionis talked about his life, family, and career and then talked about his political views. We had a brief Q & A, then he had to leave for a hospital consultation. If you wish to learn more about Dr. Banionis, visit his website at www.saulisbanionis.com.

A Certificate of Appreciation was given to Grand Isles resident John Massa for volunteering his time and expertise in Landscape Design, as well as for serving on our Architectural Control Committee. It was John's vision that created our new landscape look in our common areas. He is an original homeowner in Grand Isles and has owned his own landscape business for decades, Rose's Red Barn. Many residents have commented on how nice the landscape project turned out, and it will continue to look better as plants grow.

A Certificate of Appreciation was also given to Arthur and Roberta Jacobs for their ongoing volunteerism, especially organizing our annual Garage Sale, as well as helping during other events through the years. Art and Roberta are original homeowners also. This year's Garage Sale will be in November and information will be released at a later date.

A sincere Thank You to all our community volunteers; you are what makes Grand Isles a great community to live in. We can always use more volunteers, so if you would like to help out, contact Casey Aprea, our Property Manager at: grandislespm@gmail.com.

Old Business

Our back-ordered windows for the Clubhouse are scheduled to be installed on August 10 & 11. The landscape project for this year is nearly completed. Flowers were planted this week and sod will be installed along Lake Worth Road soon. The Clubhouse, Carmel pool bathrooms, and gatehouse have been painted. New, larger “No Soliciting” signs have been installed at both front and back entrances on both sides of the sidewalks. A second dog waste station was installed in the common area of Sausalito. Two new trash cans and two new benches were installed at the basketball courts. A “Hurricane Preparedness Plan” was created for our community and is posted on our website. It focuses primarily on what our Property Manager, Maintenance Man and Board must do to get Grand Isles ready just prior to an event. You need to know what the plan is, and we encourage you to visit the website, www.grandisleshoa.org, and review it.

New Business

Our longtime concrete company that repairs our sidewalks is dealing with concrete supply shortages and, because of this, our sidewalks will probably not be repaired until late September or October. We had hoped to complete this before school started this year.

After reviewing bids, the Board voted to change holiday lighting companies. We will be using the same company that provides lighting at The Isles, Equestrian Club, and about 340 other HOA's in our vicinity.

We are hopeful that new lighting will be installed at our tennis courts and basketball court yet this Fall.

A brief discussion was held on possible Capital Improvement items for our 2023 budget.

Community Updates

Casey will be sending out letters to homeowners who have tarps on their roofs. For those who receive a letter, we need to know the status of your roof repair/replacement. Are you in litigation with an insurance company? Are you waiting for a roofing company to install a new roof? If so, have you gone through the Village permit and ACC approval process? We will require documentation confirming these matters. The HOA Board will not allow homeowners to just tarp a home indefinitely. This action is a result of residents expressing their concerns about homes being tarped for long periods of time in our community.

We are purchasing a bookcase to be placed in the Clubhouse for storing donated books. We will accept a limited number of donated books, as long as they are not offensive in any way. Once you donate books, they become HOA property to do with however we desire as we anticipate more donations than we can accommodate in our limited space. We would appreciate “quality versus quantity” reading material. If someone would like to lead a book club for our community, please let Casey know of your interest.

The Board reviewed our latest “Resident Accounts Receivables”. Also, our anticipated meeting schedule for the remainder of the year was presented. We plan to meet in August, September, October and conduct our annual “Election” and “Budget Approval” meeting in late November. We do not currently plan to have a meeting in December.

We have one Board Member position open for election this fall and that is currently Doug Stark's. If you would like to run for Board President, please complete the application when it is mailed out this Fall. Doug is not certain he will run for re-election at this time. The other Board Members do not wish to serve as President.

We had a brief discussion that we will have our Grand Isles Community Holiday Party in early December.

The Board reviewed and voted to forward several violations to the Fining Committee for their review and approval. Those residents will get one final letter and two more weeks to correct the violation. After that, the Fining Committee will meet and make a final judgment on each violation.

The meeting was then opened to all in attendance. After addressing all issues, the meeting adjourned at approximately 9:30 PM.

This meeting had a much higher attendance than normal. It was a pleasure to have so many in attendance. Thank you to those who came. We hope it was informative.

Sincerely,

The Grand Isles HOA Board

Home Sale Study

We recently did a study of homes purchased in Grand Isles in 2019, 2020, 2021, and the first 6 months of 2022. Of our 611 homes, 126 or 20.6% of our homes sold in that 3.5 year period. In 2019, 39 homes sold. In 2020, 26 homes sold. In 2021, 47 homes sold. In the first 6 months of 2022, only 14 homes have sold. Recessionary times and higher interest rates seem to have slowed down sales.

Of the 126 homes sold in the past 3.5 years, 31 or 25% were cash purchases. 42 homes or 34%, closed with down payments of 10% or less. 35 homes or 28%, closed with down payments of 11% to 20%, and 17 homes or 14% closed with down payments of 21% to 99%.

We share this information because we could be facing another real estate crash in the near future. We are currently at 10% rentals in our community. We do not want to have much higher rental properties as, if our rates get in the 15% range it can negatively affect all our home values, according to real estate studies.

Currently, investors can purchase in Grand Isles and our by-laws allow for a property to be rented immediately after the sale, but only once per year and for no less than four months. One international company currently owns 13 properties in Grand Isles.

Propose a Change to Our By-Laws

This Board would like to propose a change to our by-laws; any by-law change requires 75% of our homeowners to vote for the proposed change. We propose a requirement that any new home purchasers will not be able to rent out their property for two years following the purchase of a home here. That would stop investors from swooping in and buying homes if the housing bubble bursts and many homes become available. Many HOA's already have this type of by-law and it appears to work.

This proposal would NOT affect current homeowners. You will be grandfathered in and still be permitted to rent your homes 1x per 12-month period for a minimum of 120 days just as you can now.

We ask all of you to think about this now. We ask you to contact Casey and weigh in on if you would vote yes for such a proposal. If we get adequate positive responses from you, and we go forward with this type of proposal (drawn up by our law firm), we will only have 30 days to get all the votes in, per state HOA law. We would have to get a minimum of 459 homeowners to vote for such a change.

Everyone would be mailed a ballot to vote, then a second mailing would go out to those who did not respond. Then, a group of volunteers would go door-to-door to anyone still not responding to discuss the issue and gain a vote.

It is worth the effort, but only if you, a fellow homeowner see the value in making this change in our by-laws. We hope that you strongly consider our proposal and weigh in over the next couple of weeks, before our next Board meeting.

GRAND ISLES HOME SALES STUDY; 2019- 6 MON OF 2022

GRAND ISLES HOME SALES BY YEAR

Number of Home Sales

Subdivision	Total # of Homes	2019	2020	2021	First half 2022	Total	Percentage of Subdivision
Carmel	183	9	8	9	7	33	18.0 %
Harbor Cove	120	7	3	15	1	26	21.7%
Sausalito	180	9	8	13	2	32	17.8%
Emerald Bay	87	10	5	5	3	23	26.4%
Emerald Point	41	4	2	5	1	12	29.3%
TOTAL	611	39	26	47	14	126	20.6%

AVERAGE HOME SALE PRICE BY YEAR

Subdivision	2019	2020	2021	First Half 2022
Carmel	\$340,989	\$359,156	\$393,644	\$567,843
Harbor Cove	\$360,814	\$405,000	\$478,310	\$535,000
Sausalito	\$441,000	\$480,363	\$620,740	\$674,500
Emerald Bay	\$449,800	\$466,000	\$645,800	\$701,677
Emerald Point	\$445,000	\$546,500	\$631,755	\$805,000

Casey's Column

Hello Grand Isles Residents,

I hope you are staying cool and enjoying our hot summer! I also hope that you are enjoying seeing all of the landscape improvements we have made at our front entrance, gatehouse, and clubhouse area. I am very happy to have been a part of this beautification project.

As you know, I do regular inspections around the community looking for violations and/or anything that is out of sorts, so there are a few items that I would like to remind you of:

Signage - Signs are not permitted to be posted on your property. With lots of great improvements going on throughout the community, I have seen a large number of contractor signs being placed in homeowners' yards. Please advise your vendor or contractor that signs are not permitted within Grand Isles and to not post them on your property, so you can avoid receiving a violation letter and potential fine.

Trash/Garbage - Garbage cans and other trash or recycling containers may be placed at the curb no earlier than 6:00 PM on the day prior to the scheduled pick up and removed from the curb no later than 11:00 PM on the day of pick up. Once removed from the curb, these cans and containers must be kept indoors or in a portion of the side or rear yard that is not visible from the street.

Common Area Fishing - Although fishing (catch and release ONLY) in our common areas is allowed, I would like to clarify the issue of public accessibility of the lake easement areas behind homes; The lake easement areas behind homes are for the limited/exclusive use of the owner of that home site and unless you have permission from the owner of that home, you are not permitted to be back there.

Lastly, with the new school year approaching soon and traffic increasing, I also ask that everyone be mindful of our posted speed limit of 25 MPH in the community and to ensure that you adhere to all stop signs. Let's all help keep our children safe!

Until next time,
Casey