



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



In 1621, after a successful corn crop, the Plymouth colonists and the Wampanoag shared an autumn harvest feast that is acknowledged today as one of the first Thanksgiving celebrations in the colonies.

The first Macy's Thanksgiving Day Parade was held in 1924. The store employees marched to Macy's Herald Square, the flagship store on 34th Street, dressed in vibrant costumes. There were floats, professional bands and live animals borrowed from the Central Park Zoo. At the end of that first parade, Santa Claus was welcomed into Herald Square.

Hello, Grand Isles Residents!

We held our Board of Directors meeting on Thursday, November 17th which included our 2022 Annual Meeting, 2022 Organizational Meeting, & 2023 Budget Meeting. The meeting was called to order at approximately 7:00 PM. All five Board members were in attendance. We waived the reading of the last meeting's minutes and President, Doug Stark signed the last meeting's minutes. Treasurer Alan Apfel gave the Treasurer's Report. Updates were provided on old business and new business. Here are some highlights of the old business:

- The new seasonal flowers, red impatiens, were installed in our common areas.
- Our holiday lights were turned on November 23rd and look beautiful.
- The pressure washing of the common areas and main pool deck has been completed.
- The second installation of mulching in the common areas has been completed.
- Our annual sidewalk repair is still ongoing. Due to the unforeseen supply issue, it is taking longer than anticipated. Next year's sidewalk repair schedule will begin earlier to assure an earlier completion date.
- On December 1st we will be changing our gate attendant company. All people entering through the guest side will be required to show a valid driver's license to gain entry. Now is a good time to update your guests on gateaccess.com.

2023 Proposed Budget Approved

The Board had reviewed and offered to have a discussion regarding the 2023 proposed budget. Doug Stark made a motion to accept the 2023 budget proposal, it was seconded, and it was approved unanimously. Just as we are all likely seeing the rising costs of everyday items from food to services, such as electricity and insurance, the association has experienced the same increased costs. Due to these rising costs, the Grand Isles Master Homeowners Association Dues will increase by \$20 per home beginning on January 1, 2023. We will continue to have one of the lowest monthly maintenance dues with comparable amenities in the area.

If you are an owner in Carmel, your dues will be \$247 per month beginning January 1, 2023. If you own a home in our other four neighborhoods, your monthly dues will be \$200 beginning January 1, 2023. You will be mailed coupon books by Davenport Management around mid-December. For those new owners in our community, the difference in these rates is due to the HOA being responsible for maintaining the Carmel pool, the residents' irrigation system, and their front yard maintenance. This is part of the original by-laws for Grand Isles. If you would like a copy of the annual budget, please contact Casey Aprea, our property manager. The annual budget is available upon request at no charge.

Rental Amendment Update

We want to keep everyone updated on where we stand on the amendment approval progress. As of November 25, 2022, we have received 430 responses. Out of the 430 responses, we have received 400 in favor (93%) and 30 (7%), not in favor. This is an amazing 65% in favor of the new proposal. However, we do need 75% approval for the change to take place. If you have not returned your ballot, and want to see this amendment go forward, we need you to send it in as soon as possible.

We have 181 homeowners that have not yet responded. Over the next 2 weeks, we will be emailing residents who have not yet responded. We will be knocking on doors for those who do not have an email address on file. The deadline to submit your ballot to our onsite Grand Isles office at 11585 Lake Isles Drive, Wellington, FL 33414 is December 10, 2022. You may also email your ballot to grandislespm@gmail.com.

Annual Holiday Party

We are really looking forward to this year's Grand Isles Annual Holiday Party. Each year we do our best to offer our residents some good food, entertainment, and a place to socialize with each other and enjoy our facilities.

The Annual Grand Isles Resident Holiday Party is Saturday, December 10th from 4:00 PM to 10:30 PM. We will again be having a TOYS FOR TOTS drive. So please bring an unwrapped child's gift to the Grand Isles Holiday Party on Saturday, December 10th between 4-6:30 PM.

The US Marines will be on-site to receive your donation, take photos, and wish you and your family a happy holiday!



Annual Holiday Party (continued)

The schedule will be as follows:

Food/Chik-fil-A: 4:00 PM - 8:00 PM

Children's Entertainment: 4:00 PM - 6:30 PM

TOYS FOR TOTS Collection: 4:00 PM - 6:30 PM

Holiday Movie - The Polar Express: 6:30 PM - 8:00 PM

Live Music/Adult Dance: 8:30 PM - 10:30 PM

Chik-fil-A will be providing the food for our holiday party. The Grand Isles will provide up to 4 free meals per household for this event. We have agreed to provide up to 700 free meals for this event. Extra meals will be available for purchase. There are two meals to choose from. A chicken sandwich, waffle fry, and a brownie or chicken nuggets, waffle fry, and a brownie. We will supply soft drinks and water bottles. Homeowners' accounts must be current to receive free food tickets.

Please RSVP to our property manager if you will be attending the adult dance with live music as we need to keep the occupancy at 108 due to spacing. We will allow people in at the door as long as we do not exceed 108 occupants.

2nd Annual Holiday Lighting Contest

We are excited to be having our second Annual Holiday Lighting Contest. We will be giving out 1st place and 2nd place prizes in the following categories: Holiday lighting with inflatables and Holiday lighting without inflatables. We will send an email and text message out when the judging will take place. We plan on viewing the homes the week of December 19th around 7:00 PM.

Miscellaneous Topics

The Grand Isles Community Garage Sale is planned for Sunday, January 22, 2023. The Garage Sale Event is well received and is located outside the back gates near Polo Park Middle School. We make arrangements with the school for "shoppers" to be able to use the parking lot to park their cars as they shop. This annual event is coordinated by a resident volunteer, Arthur Jacobs. More information will follow in next month's newsletter with more details.

Yoga classes on Saturday mornings will not be starting on December 3rd at 9:00 AM as originally planned. A new yoga start date is being worked on and will be provided once we have acquired an instructor.

Volunteers Needed

Hopefully, you are enjoying what our community has been able to offer outside of its physical amenities. There are many social events from small monthly luncheons to large food truck events, an annual holiday party, a holiday lighting contest, a garage sale, and more!

Do you know that without volunteers none of this would be possible? This is why we will continue to ask for and need volunteers. We can use additional volunteers for our Holiday Party.

Our social committee has asked us for help in getting more volunteers. They lost a few members who have either moved or whose schedules have changed. The amount of time you want to volunteer is up to you. Just one hour a month could make a difference in planning or coming up with new events, calling and securing vendors, or helping decorate.

Contact Casey, our property manager at 561-333-5253 and let her know you would like to volunteer and in what capacity to help your community. You can also send her an email at grandislespm@gmail.com.



Concluding Board Business

We called our 2022 Annual Meeting to order at approximately 8:40 PM. There was not a quorum of 75% of residents to hold an election, nor was there any other Notice to Run received other than from President, Doug Stark whose position was up for re-election. The Announcement of the 2023 Board of Directors was made. The meeting was adjourned at approximately 8:42 pm.

We called the 2022 Organizational Meeting to Order at approximately 8:42 pm. We determined we had a quorum of all 5 members. A blanket motion was made to keep everyone in their respective positions. The motion was seconded and approved. The meeting was adjourned at approximately 8:43 pm.

Toward the end of our Annual 2022 Meeting, we opened the floor for an open forum. Several residents were heard and had an opportunity to have their questions answered.

On occasion, we have residents who approach the board objecting to projects or events that are already in effect or have already been approved by the board through the proper process at our board meetings. This is why we encourage residents to attend our monthly meeting so they can be informed in real time of when new ideas are in the making, ask questions about the process, and contribute their ideas before these changes are already in progress or have been approved. We believe in being transparent in our procedures. The best way for you to know and to be heard is to attend our monthly meetings and be involved in the entire process. We provide meeting highlights in our newsletters. These newsletters are mailed or e-mailed to you based on your selected preference. They can also be found on our website at www.grandisleshoa.org. With all these ways of communicating, you have the opportunity to become familiar with what your community is planning or has planned. It would be a tremendous value if residents would participate in our meetings versus voicing their opinions on 3rd party social sites which go unheard. Our community would benefit from everyone's contributions.

Please note our next Board Meeting is tentatively scheduled for Thursday, December 15th at 7 PM. We hope to see you there.

Thank you,

Doreen Levy, Vice President on behalf of

Grand Isles Master Homeowners' Association Inc. Board of Directors

Casey's Column

Hello Grand Isles Residents!

Thank you to all that were able to attend our Budget and Annual Meeting.

This month, I have three important reminders that I would like to provide -

Please be sure to clean up after your pets. I have received complaints from residents who have found pet droppings and even dog bags filled with pet waste on their lawns or sidewalk areas. Please use the provided receptacles around the community to dispose of your pet's waste.

Please do not feed the wildlife. Leaving food out for animals can create an influx of other unwanted critters to appear, which can cause problems for your neighbors and surrounding properties.

Lastly, I wanted to provide a friendly reminder regarding commercial vehicles. Commercial vehicles are not permitted to be parked in the community overnight. Vehicles with lettering/advertisement or otherwise obviously used for commercial services must be parked within an enclosed garage overnight.

If you have any questions on commercial vehicle parking, please refer to "Motor Vehicles and Parking" on Page 10 of the Grand Isles Homeowners Association Clarification, Interpretation and Amendments to the Association's Rules and Regulations.

I hope you all have a wonderful Thanksgiving holiday and I look forward to seeing you all at our Holiday Party!

Casey



Get In The Giving Spirit

Please join us in supporting the
Marine Corp Toys for Tots
& their effort to present holiday toys
to local children

Bring an unwrapped gift to the Grand Isles Holiday Party
on **Saturday, December 10th 4-6:30 PM**

The US Marines will be onsite to receive your donation,
take photos, and wish you
and your family a happy holiday!

ADULTS ONLY (21+)

Evening Dance!



Come join us on **Saturday, December 10, 2022**
from **8:30 PM to 10:30 PM** in the **Grand Isles
Clubhouse** for an adults-only *Evening Dance!*

Please bring your own beverage

*Live music will be performed by 'Chance Encounter'
playing songs from the 60s, 70s and 80s!*

'Chance Encounter' has performed in many clubs and local venues
and one of the two singers is our very own **resident**, *Howard Borna!*

Due to spacing, we are limiting the event at **108 occupants** and
therefore will be asking those who will be attending to **RSVP** by
contacting the Property Manager via email at
grandislespm@gmail.com or by phone at **561-333-5253.**



Grand Isles
At Wellington

Holiday Party!

Come join us on **Saturday, December 10, 2022** for our Annual Holiday Party located at the Grand Isles Clubhouse.

4:00 PM – 8:00 PM

***Food provided by Chick-fil-A!**

700 **FREE** meal tickets will be issued for a choice of the following two meals:

- 1 Chicken Sandwich, Medium fry, Brownie
- 8ct Chicken Nuggets, Medium fry, Brownie

Bottled water, regular and diet soda will be supplied.
Extra meals will be available for purchase.

Seating available for 320 people.

*Limit 4 free meals per family.

*Residents will obtain tickets from community assigned tables at event.

*Resident must be current on Association dues to receive tickets.



4:00 PM – 6:30 PM

Children's Entertainment:

Balloon Artist
Stilt-Walking Magician
Face Painter
DJ

6:30 PM – 8:00 PM

Family Holiday Movie:

The Polar Express

A family **Holiday movie** with **FREE** **POPCORN** will be shown on the grassy area on the east side of our Clubhouse.

Please bring a blanket or chair(s).

Please see next page for details on our

★ **ADULTS (21+) ONLY** ★

Evening Dance with **live music!**