



**Grand Isles HOA Update**

August 19, 2019

Hello Grand Isles homeowners and renters.

My name is Doug Stark and I am the new president of our HOA. At our August 6<sup>th</sup> meeting, the Board made a couple of personnel changes resulting in the following Board:

President	Doug Stark	Emerald Point
Vice President	Joe Smith	Harbor Cove
Treasurer	Alan Apfel	Carmel
Secretary	Andrew Plevin	Harbor Cove
Director	Kevin McSweeney	Harbor Cove

The Board thanks Kevin for all the hours and hard work he volunteered for the betterment of this community as President for nearly three years. Also, we would like to thank Carrie Dodge for all her efforts to improve our community over the past nearly three years.

Briefly, about me: My wife, Judy, and I moved into Grand Isles about 1.5 years ago from the Midwest. I previously lived in Plantation and Parkland from 1987 to 2000. I have two grown daughters who live in Delray Beach. I knew when I retired, I would move back to South Florida, which I love. I spent over 30 years of my career either running companies or divisions of companies. I have had direct responsibility for sales, marketing, finance, human resources, labor relations, warehousing, manufacturing, fleet, and so on. I know I am capable of providing leadership and direction for our Board.

If you would like to get to know me and the Board better, I encourage you to attend meetings. You are always welcome, and we would like to hear your opinions regarding our community. You will be treated with courtesy and respect and we expect the same in return.

At our meeting last week (my first as president), Aug. 15<sup>th</sup>, we discussed the long-proposed Clubhouse Remodel Project. With input from the attending residents, the Board agreed to the following:

1. We agreed that the most cost-effective way to proceed is for us to collect at least four independent bids for carpentry, painting, flooring, window coverings, lighting, and furniture. All bidding parties must have all appropriate licenses and insurance. We agreed that, if any homeowners in Grand Isles were in the business and meet the requirements listed above, they would be welcome to bid on any portion of the element lists, as long as you contact Marty Wainer at the office by August 30<sup>th</sup>. Also, if anyone wishes to recommend a contractor to us, just let Marty know by the same date.

2. Marty will contact companies starting August 30<sup>th</sup> for appointments and Doug Stark and Alan Apfel, as HOA president and treasurer, will assist Marty in interviewing bidders for each element.
3. Our timeline is to have a Board meeting near the end of September, after we have decided on a winning bidder for each element. We will then roll the cost up and determine at the meeting if we can pay for the entire project in our 2020 budget, or if we need to defer part of the project to a later date. Some funds are being accrued this year.
4. Once we have made these decisions, we will ask our Decorating Committee to work up a plan to coordinate colors, et cetera, and make a recommendation to the Board for our mid-October meeting. October is when we do our budget, so we need to meet the above timelines.
5. I want to say that our Clubhouse has been used 23 times so far this year for parties/events. Of course, it is used almost daily for smaller activities. I think we all agree that the Clubhouse is 22 years old and in need of an update. It is a major asset to our community and home values. The Board's intention is to make this remodel tasteful and something we can be pleased with, but not "over the top." We will always be mindful of maintaining good value for our HOA dues.

There is much more I would like to communicate, but I need to stay on my topics today which were:

1. Board change announcement
2. My introduction as president of our HOA
3. The Clubhouse Remodel Project

My plan is to send out regular mailings, along with Property Manager Marty Wainer's community updates, so we can keep you informed of what is going on at Grand Isles.

Thank you for your time.

Doug

Here are Marty's updates:

Dear Grand Isles Residents,

The summer season is a great opportunity to complete community maintenance on the property.

The following lists just some of the many important projects that have been completed or will be completed this year.

1. In preparation for hurricane season, all the common area palm trees are being trimmed. This includes removing dead fronds, seed pods and cleaning up the "boots" of the trees that harbor insects.

2. Lake treatments have been increased to combat the extra growth of weeds present in some areas. The cause of which is the increased temperatures coupled with the added fertilization of the lawns. Please remember to tell your landscapers not to fertilize your property too close to the lake banks, as fertilizer washed into the lakes is a main cause of algae and weed blooms.
3. The lake permit for water {irrigation} withdrawals from South Florida water district is in the process of being renewed for a 20-year term. We have filed all necessary documentation and modeling that was required. We expect to receive the approval this week.
4. Two new air conditioners have been installed in the Clubhouse. The former units were over 12 years old and failing.
5. A leak was discovered on the roof over the pool veranda. The repair has been completed.
6. The canopy at the Carmel pool has begun to rip and disintegrate due to its age. A new canopy will be ordered and installed after the hurricane season. A few new tables will also be ordered to replace the previously broken tables at both pools.
7. The Phase 2 plan to replace more of the white fly damaged Ficus hedge along Lake Worth Rd. was completed. Additional Ficus along our perimeter will be removed and replaced next spring.
8. New flowers are planted three (3) times per year at designated areas of our entrance and common roadways. Additional flowers will be planted shortly to extend above the raised entrance monuments on both sides. In addition, ground cover plants will be used to fill in the bare area below to match the other side. Further landscape enhancements of our entrance area will be discussed in the future by the Board.
9. Holiday light installation has been scheduled for early November. Mulch will also be installed in November before the Thanksgiving holiday.

This just a partial list. Your Board of Directors help to oversee the day to day operations of your community to improve safety, maintain your property values and listen to your concerns and comments.

Respectfully Submitted,

Marty Wainer, LCAM  
Property Manager  
Grand Isles H.O.A.