

GRAND ISLES HOA UPDATE

April 13,2020

Greetings, Grand Isles homeowners and residents.

I trust that your Passover and Easter holidays were everything you needed them to be. I hope that you all are healthy and reasonably happy in these trying times. COVID-19 has changed our world forever. It is a great time to reflect on the importance of family, friends and neighbors. These are the people who will help us through these difficult times.

With everything changing around us, my goal is to ensure that, when you are in Grand Isles, everything remains familiar and comforting. That you are happy with your community and your home. Any changes you might see in Grand Isles will be enhancements to make life in our community even better.

The Grand Isles HOA Board of Directors held an emergency meeting on April 8th at the clubhouse. We practiced social distancing and we all had our own table that was wiped down just prior to the meeting, and again afterwards. The primary purpose of the meeting was to vote to allow the Board to conduct meetings via conference call or a Skype type computer call should COVID-19 continue into the foreseeable future and we need to conduct business for the community. A motion was put forward and a vote confirmed that we could do so if necessary.

The Board discussed the fact that all new residents will be required to attend an orientation meeting conducted at the office of Davenport Management prior to moving into our community. We will no longer conduct this process at our clubhouse by the property manager. Davenport does this for all their properties and originally were not tasked with doing so for this property. At the same time, the Board updated the "NEW RESIDENT" packet and it will be implemented immediately. I find it amazing that people move into an HOA community and, when confronted about an issue, they don't know rules exist. However, we all sign a statement that we have read and agree to comply with our rules and regulations prior to moving in. The new packet will be posted on our website (www.grandisleshoa.org), as I highly recommend we all take a refresher course. It is not intended to be a complete listing of our By-Laws and Amendments, etc., but a very good recap of the essentials about our community. We also have updated the forms for renting our clubhouse and other common area spaces in our community.

We discussed the results from Four Jay's Engineering Company's analysis. They gave us an updated evaluation of the clubhouse roof, Carmel pool roof, and the road system in our community. This will help us plan and budget for the future as it pertains to our Reserve Budget. The roofs will likely be replaced before 2022 and the roads in 2025/2026. Our Reserve accruals should be comfortably able to handle these projects without a Special Assessment along the way providing there isn't an unforeseen natural disaster.

It has been 3.5 years since our property was appraised by the insurance company to make sure our assets are properly covered. We are going to retain Prestar Services to conduct a new appraisal in July, since we have completed many improvements in the community. It is advised we do an appraisal every 3 years.

The Board agreed that it was appropriate to adjust Property Manager Marty Wainer's work hours, effective April

1

st. Marty will work the evenings of the ACC meetings held the first and third Wednesdays of each month and the evening of our Board meeting each month. He will also work a Saturday morning or afternoon each month. This will allow him to see the community in hours he otherwise wouldn't see it. Because of these changes, Marty will not be working, and the office will be closed during the day, two Wednesdays each month. We recommend you call the office to see if Marty is in and available prior to stopping by randomly. Much of Marty's job requires him to be out in the community to inspect what the community expects. Please don't assume he's in. Call or e-mail him first.

In other business, the Board approved the following projects to be completed this summer.

1. In preparation for hurricane season, the clubhouse cupola windows are going to be replaced with hurricane proof windows.
2. New park benches will be installed in some common areas.
3. Clubhouse parking will be expanded from 16 spaces to 25 spaces. Nine new spots will be installed across the street from the clubhouse.
4. The interior of the guardhouse will be painted.
5. We will replace the necessary fences and hedges along the southwest border of our community that were damaged over 3 years ago in a hurricane.
6. The trash collection area behind the guardhouse will be moved to in front of the lift station by the back gate. It will be enclosed by clusia bushes on the sides and a gate in the front. Due to buried lines in that area, we will use 2X2 or 3X3 precast cement as a floor. This will allow the guards to park in the current area behind the guardhouse as originally intended and allow exiting Emerald Bay traffic to turn left without dealing with parked vehicles. This change will improve the appearance of our entrance.
7. We are installing up lighting on the Royal Palms in the center island north of the gatehouse. This will create a more impressive entrance into our community.
8. We will replace 200 slabs of sidewalk with possible trip hazards or cracks. Some of these cracks are in sidewalks between homes' driveways and aprons. If your home is one of these, you will be contacted by Marty that your driveway will be unusable for a short period of time and you will be allowed to park in the street during this process.
9. Prior to next school year, we are installing a handicap accessible school bus stop for high school students

of Grand Isles. The structure will have a cement foundation, and a roof with a drainage system It will have glass sides, so it is visible from all directions and have a bench for seating. Village permits will be pulled. This will be on the east side of our entrance before our gates and at the area the bus will make the turn to exit the community. This will eliminate the need for vehicles to plug the area twice a day as they can drop their student off and the students will be protected from the elements. Grand Isles is an attractive place to purchase a home for many reasons, but one is the proximity to the elementary school and the middle school. Mainly families with children are moving into our homes. At some point, these kids are high school age and we need to address the bus stop issue. I have seen up to 20 kids getting on the bus at our entrance.

10. In early May, BrightView will be mulching our common areas using bags of mulch. Later in May, we will have the common area sidewalks pressure sprayed. Both will be done again in the fall.
11. Harbor Cove has a common area that currently does not have any trees or shrubs on it. In the next month we will install some trees etc. to beautify the area. We will also ask BrightView to focus on the current weed issue in that area.
12. The five trees removed from the Carmel pool area will be replaced with 3 hardwood trees and 4 foxtail palm trees, per the direction of the Village of Wellington. The pool will be much cleaner because of this.
13. The clubhouse pool project will be completed by Mid-May.
14. The clubhouse bathrooms just passed the final Village inspection. Only a wall is left to be constructed in the clubhouse men's room for additional storage. Then the clubhouse project will officially be complete.
15. The windows above the blinds in the gym were tinted to reduce sun glare in the morning hours.

We are also looking into possibly changing our Lake Services company. Many of us are not pleased with the condition of our lakes and shores. Many of you can help by cleaning up your shore area, as it is your responsibility to maintain the right-of-way area behind your home to the water's edge. PLEASE do so. Pick up your coconuts, fronds and trash. This is my third plea. Violation letters will come next.

The Board is aware of some homeowners who are violating our Rental Agreement By-Laws. Our By-Laws state a home can be rented out only once per year. You must complete a Rental Application and submit it, along with payment, for approval. We are finding owners who are renting out their homes to different people monthly, and multiple times per year. They are failing to gain approval and allow us to do background checks on these individuals. We have lots of young children in this community; background checks are imperative. They aren't

reporting this to the local tax authorities, either. We have sent out letters to over two dozen homeowners asking for proof of a valid rental agreement, as they have not provided one to the HOA. We need your help in eradicating this matter from our community. When you see a different vehicle every week or month, and different people residing at that home next door, please let us know. Also, people cannot rent out a room or rooms in their house. Let us know if someone is doing so; it is not allowed. In many cases, REALTORS knowingly are serving as a go-between for the owner and renter. They know better and they can be fined and lose their Brokers License. Our Attorney is ready to assist us in any way we need to eliminate this matter. These owners are not helping our home values. I have an unapproved rental out my backyard that I see every day, with trash bags serving as window coverings. I have reported it and I would hope you would, too. I am not opposed to renters or rental properties in our community. But, like the rest of us, you must abide by our rental rules and be approved. If you are one of these owners, trying to beat the system, I hope you are reading this, as we will pursue you legally and it will cost you. Contact Davenport Management and provide your leases and pay your fees and correct the situation now.

We are getting many complaints about residents not putting away their trash and/or recycling bins. They are to be out of view. Our By-Laws state we are to maintain our property in a first-class manner. Trash cans still in front of the house a day after pick-up is not first class. Many neighbors have complained, and violation letters will be sent. People want enforcement. What may have been ignored in the recent past won't be now. The HOA has a responsibility to enforce the By-Laws.

I don't wish to offend anyone that doesn't require these reminders. I know we have many residents who know the rules and abide by them. Unfortunately, we have many who do not, and they are the people I'm addressing. As the old saying goes, "if the shoe fits, wear it".

I know many of you are working from home now. If you haven't already, now is a great time to get outside and look at the outside of your home and yard. You can make a huge difference in your home's appearance by doing some projects that don't necessarily cost a lot to do. Weed your flower bed. Mulch, trim trees and hedges. Touch up paint. Plant some items to spruce up the front yard. Pressure spray your drive and sidewalk. You get the idea. You have some time you normally might not. Take advantage of it.

We contacted the South Florida Water Management District who assured us that they were not withholding water to any community and our ponds water levels are low solely due to the unusually low amount of rain we have received. Note that the South Florida water managers have just issued a conservation order for homeowners. You must limit watering to two days per week, between 7 pm and 7 am, and use no more than an inch of water per week. When you are praying for good health, pray for some rain, too.

Our goal as a Board is that these projects listed earlier will be completed by July or early August. At that time, our community should look fantastic. It would be great if our homes (our largest investment in life for most of us) would look fantastic too. Our intention is for our home values to continue to grow, too.

Because of the pandemic, we are unable to schedule the Town Hall meetings I have spoken about in past newsletters. My intention was to conduct them this month or no later than mid-May. Unfortunately, that won't happen, but I still want to have them. I will wait for the government officials to remove our current new rules and wait an appropriate amount of time before we schedule them.

We will not have another Board meeting until the stay home order is lifted.

Stay home, have delivery companies bring necessities to you, and do what the authorities tell you. I mean Federal, State, Palm Beach County and Village authorities. Please don't let the media scare you to death. There are worse things to do than staying home. If it is going to save lives, stay home.

Lastly, as long as the gate guards are allowed to come to work and they are willing to do so we will have the front gate manned. If that situation changes, we will do what other communities have done and leave our gates open. But not until then. Be appreciative that they are still coming to work.

Over the weekend our website was down. I apologize for that, but we had some issues which are now fixed. Please sign up to the web site at grandisleshoa.org. We have well over 100 residents signed up already. We will have a lot of new photos of the community up on the site by June.

Also, the Gate Access phone line was down this past weekend and Comcast should have repaired the problem already. I hope it didn't inconvenience anyone.

These are challenging times. Let's all be up to the challenge!

Take care and be well, Doug Stark