

Grand Isles Board of Directors emergency meeting

Wednesday April 8th, 2020, at 8:00 pm

The meeting was called to order by President Doug Stark at 8:05 pm

Other directors in attendance were Treasurer Allan Apfel , Secretary Doreen Levy, and Director Andrew Plevin. Social distancing and sanitary measures were taken.

A quorum of the board was established. The meeting was properly noticed under State emergency declaration measures.

A motion was made by Doug to wave the reading of the last minutes and approve them. Seconded by Allan all approved.

Treasurer Allan Apfel stated the latest monthly financial report was not ready at the time of this meeting and will be read at a latter meeting. A motion was made for such and seconded by Alan. Copies of which will then be available upon request through the management company. All approved

President Doug Stark made a motion that the board will meet by phone conference or Skype, if future meetings will be required under current covid-19 restrictions. The Boards plan is to keep the community up and running 100% during this time.

Secretary Doreen Levy outlined the following fees for reserving the community facilities along with Doug's input.

1. Clubhouse rental fees \$150-
2. Pool rental fees \$150-
3. Kids play ground area \$100-

After discussing the different ways to accomplish this, Doug made a motion to approve these rates and then asked Doreen to complete the new reservation applications to reflect the new rates, deposit requirements, parameters and rules homeowner must follow in regards to each facility. Seconded by Allan, all approved.

Doug then reviewed the Four Jays Engineering report that gives the community a professional independent cost basis and life expectancy of roofs and roadways. Based on these estimates, Doug stated that barring an unforeseen major expense, we will have enough in the reserves at the current rates to pay for these items without a special assessment when they are needed.

The following projects are proposed for 2020 and will be charged against the Master reserves.

- 1.Clubhouse Cupela hurricane windows
2. 10 new park benches

3. Expand clubhouse parking spots by 9, across street.
4. paint guard house interior
5. Cement pad and install bus stop at entrance.
6. Create new foliage trash area by lift station.
7. Replace fence and hedges at S.W. corner of community.
8. Up light center Island north of Guard house.
9. Repair sidewalks and trip hazards through out community.
10. Insurance asset valuation report.

Doug made a motion to approve these projects for 2020, seconded by Allan, all approved.

Anticipated 2021 projects include replacing roof, clubhouse front doors, pool fencing, painting clubhouse exterior and our northern perimeter boundary restoration.

Possible future year projects to be investigated include, kiddie play area shade, new gym entrance, roadway replacements.

Carmel's reserves were reviewed.

Several projects are anticipated for 2020.

Irrigation pump replacement n.w. corner.

Tree replacements at Carmel pool.

Future projects for Carmel include

New roof and painting.

Doug stated we are getting complaints in regards to the lake service company. As a result the board will be reviewing this and also looking at other companies and what they have to offer.

The property managers hours were altered to include the first and third Wednesday nights and a half day one Saturday a month. to allow for better coverage of the property operations at different times.

With no further business,

Treasurer Allan Apfel then made a motion to adjourn the meeting at 11:05 pm

All approved ..Respectfully submitted,

Property Manager, Marty Wainer