June 22, 2020 Grand Isles HOA Newsletter

Dear Grand Isles Homeowners and Residents,

This will be a different letter than my normal informative letters after a board meeting. Yes, I will address the items discussed at the June 18th Board Meeting a little later.

I also need to address the unfortunate situation that occurred the weekend of June 13th in our community that has brought us so much of the wrong kind of attention.

We all are still dealing with the Corona Virus, and most of us are tired of the restrictions being imposed on us. In reality, the Federal Government, Florida State, Palm Beach County, Village of Wellington, and Grand Isles HOA restrictions are in place to protect us all and to ensure we are all alive and well when we eventually come out the other side of this pandemic.

So, on the 17th of June, I became aware of a video that showed one of our residents yelling at some teenagers riding on a golf cart; things escalated from there. When I heard of this, I realized that what I had planned for a meeting agenda needed to be revised as I wanted to provide as much time as needed at the meeting to discuss this matter.

The News started showing the clip on every news cycle, the newspaper put this on the front page of the Local section and then the front page of the paper. I was getting emails from all over showing that this issue was being picked up all across the U.S. and in the United Kingdom. People were calling our office saying all kinds of negative things about Grand Isles. Residents were calling and demanding that the Board had to "correct this problem".

Next Door, which is a venue that gets people worked up at times, had countless people saying they were going to attend the next night's Board Meeting and "demand answers". Based on this information, I wouldn't have been surprised if 150 people had shown up to speak at the meeting. Fifteen showed up.

The Board Meeting took place and I read a statement from the Board and asked those in attendance to speak if they wished. Some in the audience spoke, and some did not. Mr. Tony Nelson, a Grand Isles resident and the grandfather of the young lady who was told "you don't belong here" (among other things) was in attendance and gave a heartfelt talk and explained the incident, and all that has transpired since.

In my opening statement, I had said we would explore any legal action available to us as a community. Mr. Nelson told the Board to please not do so as he doesn't wish to harm the other resident in any way.

We discussed things we might be able to do as an HOA that could help our community be more inclusive. We discussed simple things, like speaking to people as you approach them, rather than looking down and ignoring them. Wave at people that are across the street or in a vehicle. Don't cross the street to avoid someone.

I mentioned that, if we can find residents who would actively participate on a social committee, we could do some things. I suggest we have this committee coordinate a Food Truck Tuesday, where we have a different food truck and desert truck each Tuesday in the Clubhouse parking lot, say from 5:30 to 7:30 pm. This would help get people to interact with each other. Another idea is for us to have a couple of cookouts in the months to come so people can socialize and get to know one another. We would also continue to have our kids' day celebration which has become a tradition in early December.

Also, maybe a social committee could coordinate some events in the clubhouse for adults to meet and socialize – of course, all of this would have to be after the virus restrictions are eased further.

Contact Marty or use the form on our website to contact the Board if you are interested in volunteering. We want your feedback. If there is little or no interest, we will do nothing.

As a way to start to get to know your neighbors, you could exit your home and turn right and visit four homes and introduce yourself and have a real conversation with your neighbors. Then, next time, go to the four homes to the left and do the same. It may be time for all of us to mend some fences, if necessary, if we don't have a good relationship with a neighbor or two. Why stay mad over something that really isn't that significant in the big picture of life? We will be better off if we have good relationships with our neighbors. Also, what's wrong with learning something about another person's culture, or even a different part of this country?

I know we aren't going to change the world, or the U.S., or Florida. But, we can make Grand Isles the best place in the Palm Beach suburbs to live in. We have an opportunity to turn a negative situation into a positive. If you aren't interested in participating, that's your prerogative.

Then, this past Saturday night, my wife said that on Next Door a lady from Olympia was organizing a parade in Grand Isles for Monday (today). It was too late to contact anyone Saturday night so, on Father's Day (yesterday) I contacted Tony Nelson and asked him if he wanted this parade for the three girls who were involved. I said if he didn't, I would contact PBSO and have them turn the people away if they showed up. Or if he did want the parade, we would allow it, under certain conditions; it would have to be contained and organized, which it was.

I asked Mr. Nelson if he would like to make a statement that I would put in our newsletter. Tony said, "An unfortunate event happened, and members of my family were hurt by it. My family and the other girls involved, and their families, want to use the parade to turn it into a positive".

About 30 vehicles lined up at the clubhouse parking area and back to the three-way stop signs. Perhaps 25% of the participants were from Grand Isles. We had our property manager assisting the guard gate attendant to direct parade cars to the Clubhouse. We had Board members stationed at Emerald Bay, and west of the clubhouse parking lot, and at the Sausalito Moon Bay righthand entrance. We had a Board member stationed near the other resident's home to ensure no one bothered them. The vehicles started lining up around 10:15 and were gone about an hour later. The participants were primarily young and middle-aged women, and everyone was well behaved. It was billed as a Love Parade for the three girls who experienced the ordeal. I think it went off well and people were smiling and pleased as they passed by me.

A News helicopter hovered over Grand Isles during the parade and a News team arrived for the parade, but was not allowed into the community. My point is that Grand Isles and this incident are still in the news cycle and I'd rather this become a positive than a negative for us. I realize that some are unhappy that we allowed the parade, and some are delighted that the parade for the girls took place.

I also know I will never be able to make every resident happy, but I do keep trying.

Now, on to last Thursday night's Board Meeting.

The following is the statement I made on behalf of the Board to the meeting attendees:

- 1. Good evening and welcome to everyone.
- 2. I call this Board meeting to order.
- 3. I move that, under the circumstances, we waive the reading of last meeting's minutes, as well as the Treasurer's report for May.
- 4. On behalf of the Grand Isles Board of Directors, I would like to make a brief statement.
- 5. These are challenging times for all of us, for various reasons. One, is the COVID-19 virus pandemic, which will surely pass, in time.
- 6. The reason we are here tonight is to discuss, as neighbors, what we can do to eliminate injustices in our own community. These injustices have existed in America for over 250 years, and now we see it here.

- 7. Over the weekend, our children were harassed and things were said that cannot be tolerated. When a resident tells a young black female that "you don't belong here," I have to ask, as a community, how to we get past that comment?
- 8. I want to say that diversity is good for all of us. This community has many families that are same-sex, Indian, Asian, Hispanic, European, Middle Eastern, African American, black, white, and bi-racial.
- 9. We must respect each other. We can't make any individual uncomfortable. Profiling cannot be tolerated. You can't cross the street to avoid someone who is not like you.
- 10. We need to reach out to our neighbors and get to know them and respect them. Perhaps, we could have more community functions. We have talked about having a Social Committee, who could coordinate events that could help people get to know each other.
- 11. I have contacted our Legal Counsel and we had a discussion at length about this matter. Our law firm will explore every option we might have available as an HOA to address this situation.

 Thank you.

Now, everyone who wishes to speak will have the opportunity to do so, as long as you are respectful.

In other Board Meeting news, we have the following items:

- A. The Board passed a resolution concerning the use of Drones in Grand Isles. The resolution was drawn up by our legal counsel and is intended to protect our residents' privacy and personal property. It allows residents to use their drone directly above their property lot, as well as allowing REALTORS to use a licensed operator for the purpose of marketing a home in Grand Isles. They must register at the office first. Please read the entire Resolution (in this mailing) to get the full scope of this approval.
- B. The Board approved for our legal counsel to send six homeowners certified letters informing them that, due to the fact they are at least ninety days in arrears in payments due the HOA, their privileges are being revoked. This means their car sticker will be deactivated; thus, they must enter each time at the front gate, in the guest lane. They will also be denied use of the pools, gym, clubhouse and other amenities. This does not include residents who are in payment plans, or bankruptcy proceedings. We currently have eleven homeowners who owe a total of \$26,000 to the HOA; five of those homeowners owe most of that amount. At the start of the year, the HOA was owed almost \$50,000, so we have made good progress in this area, with more to come.
- C. The Board also officially approved the following regarding COVID-19 related rules for use of the pools and gym:
 - "The Association, through the Board, shall have the right to promulgate and impose further rules and thereafter modify, alter, amend, implement, clarify, rescind and augment any of these rules and regulations or any of the same with respect to the use, operation and enjoyment of all or a portion of thereon (including, but not limited to, establishing reasonable fees for the use of Common Area and establishing hours and manner of operation).
 - 1. Pool. Motion to ratify, adopt and amend the Rules and Regulations, for the use, care, safety and cleanliness of the community, Rule and Regulation entitled "Beach Club" amending the hours, manner of operation, and use of the common area Clubhouse Pool and Carmel Pool. (Pool Use Form and Waiver available at both pools)
 - 2. Exercise Room/Gym. Motion to ratify adopt and amend the Rules and Regulations, for the use, care, safety and cleanliness of the community, Rule and Regulation entitled "Beach Club" amending the hours, manner of operation, and use of the common area Exercise Room.

 (Exercise Room Use Form and Waiver available at Gym entrance)
- D. The Board discussed the fact that the community likely has not had our Storm Water Drainage System inspected in twelve years; it is recommended to be done every five or six years. Doug attended a Village of Wellington Zoom meeting the day of the Board Meeting and the topic was Storm Water Drainage and the

Village encouraging HOA's to review their current situation and take action to ensure extreme rain doesn't cause flooding.

Two weeks prior to this meeting, Doug had retained a company to provide a complementary inspection of our approximately 200 drains, then quote us a cost for rectifying any issues. We have 60 drain sites that require cleaning, plus a 40" cement culvert leading into the Sausalito community lake that is filled with 20" of silt and sediment; this could be a major problem.

The inspector opened a manhole cover at the intersection just north of the guard house, near the entrance to Emerald Bay; he showed Doug that it is full of hundreds of plastic bottles. It seems that, through the years, our high school kids have been dropping their empty bottles into the storm drain while waiting for the bus. All those bottles have ended up at the manhole described. The Board approved funding to deal with the above- mentioned items and, due to the season, it will be done as soon as possible. We will also likely install a permanent trash receptacle at the bus area.

E. The Board approved the replacement of the East door at the guard house (next to the Guest lane). The west side had been replaced previously and has hurricane glass. We are accepting the low bid and they will secure the permit for the project, as we normally do. The current door is in very bad condition and is not hurricane glass and the new one will be. Only the front and bathroom windows will have to be covered with hurricane shutters in the future.

In other news:

The sidewalk repair project is currently in Carmel and should be done in the next week or so, weather permitting. Thank you for your patience.

Please, you must keep your dogs on a leash when in the neighborhood. Very recently, a Carmel resident and an unleashed dog collided, and the human ended up with a broken elbow and other injuries.

It is hurricane season once again. In the next few weeks, we will have our Palm Trees trimmed up and ready for high winds. They are looking like they need a trim, so they are due. Residents, please prepare your trees, too. Also, as a reminder, and because you never know when a storm might be out there with bad intentions for us, please store EVERYTHING that could become a missile in your garage or home, under cover. You will be fined if everything is not put away within 24 hours of a hurricane. This includes planters, pots, basketball standards, trampolines, trash cans, recycling bins, grills, hoses, etc. You have been informed.

Please hide your trash cans and recycling bins. They are not to be seen from the street. If they are at the side of your house, make sure you have a hedge or something that can hide the cans.

Cars must not block mailboxes or sidewalks. The US Postal Service is complaining about a few residents. PBSO Deputies are writing tickets for illegal parking. And, while we're on the topic of parking, I need to make a few reminders. Only park on the street facing the correct direction; do not face the "wrong way". Also, especially on trash days, pay attention to not park directly opposite another parked car. Our streets are too narrow to handle this. We know of multiple occasions when the trash trucks were not able to pass and some residents had their homes skipped for trash pick-up. Not a good situation, especially in this summer heat.

I had a resident tell me last week that they don't do anything to their home or yard unless the HOA sends them a warning letter. If you are like this person, you will get your wish. Violation letters are coming. If you don't respond, then fines will be approved. We don't want the fine money; we want the community to look great!

Yard signs were to be removed two weeks ago. I still see a few. Take them down.

Improvements are still happening, and likely will continue until the first of August. Hopefully by then, all will be completed.

Our next board meeting will likely be in mid-July. We will spend a great deal of the meeting discussing rental properties in our community. Primarily, how do we keep investors from swooping in and buying homes and negatively impacting our home values.? You should be very interested in this topic as it will affect us all. We are not "anti" rentals, or renters. We are concerned that, very soon, we will reach a tipping point where we have so many that it is problematic. This is the biggest issue this community faces, in our opinion.

At a future board meeting we will invite Enerva Security Systems to speak to us. Many HOA's who don't use live guards have gone to a remote system. We have some residents who complain about our guards not doing their jobs and we keep working with them. I'm not saying we are making a change to an automated system, but I think it is prudent to listen to alternatives. Enerva seems to be worth listening to, so we are better educated on our options going forward. We'll probably have them in August, if that interests you.

Our website sign-up is now around 180 residents and is growing weekly. If you have a computer in your home or office, I encourage you to sign up now. The sign-up instructions are included in this mailing.

Lastly, be safe and please still practice social distancing. The Village told us last week on our Zoom call that Wellington has had 166 Covid-19 cases so far.

I hope you are enjoying the summer in Grand Isles, even if our amenities aren't available as before the virus.

I hope this has been informative. Thank you for reading.

Doug Stark

GRAND ISLES MASTER HOMEOWNERS ASSOCIATION, INC.

RESOLUTION CONCERNING USE OF DRONES

WHEREAS, the use of drones, also referred to as small unmanned aircraft vehicles, has significantly increased, and improper operations have resulted in injuries to operators and bystanders, damage to property, disturbances, and infringement of privacy;

WHEREAS, no resident desires to be spied upon by a hovering drone or to have a drone crash into their home, car, or guest;

WHEREAS, the misuse of drones has led to significant concerns, and increased regulation at the federal and state level;

WHEREAS, the use of common areas is subject to Association regulations, including Declaration of Restrictive Covenants Article V;

WHEREAS, nuisances and conduct that is the source of unreasonable annoyances or which interferes with the peaceful possession and proper use of property within the Grand Isles community is prohibited by the Declaration of Restrictive Covenants;

NOW THEREFORE, the board of directors of Grand Isles Homeowners Association, Inc. resolve to amend the Association's Rules and Regulations to add a provision entitled "Drones" as follows:

A drone, whether an unmanned aircraft vehicle, as part of as unmanned aircraft system, or otherwise, shall not operate within or above Grand Isles' common areas except as follows:

- 1. Within 50 feet of the boundary of the lot launching the drone.
- 2. Photography and other visual imaging shall not occur except when focused solely on the lot launching the drone.
- 3. Operation over another lot is prohibited unless that other lot's owner provides express written approval to the drone operator and the lot launching the drone.
- 4. A Drone may not:
 - a. Fly over, hover over, follow, or interfere with any individual, animal or vehicle;
 - b. Broadcast or emit a transmission or sound, except for the mechanical sounds necessary for operation, and to transmit allowed photographs and videos to the operator;
 - c. Gather, store or transmit information except for photographs or videos of visual images, but then not including features or information allowing the identification of any person, license plate or home address number;
 - d. Operate in coordination or conjunction with another drone; or,
 - e. Carry, eject, drop, project or propel an object, except to carry a camera to capture visual images.
- 5. Drone operation must be: in accordance with and as required by law, including the Federal Aviation Authority; and, within the direct line of sight of the drone operator.

- 6. Drone use may not: be in a careless or reckless manner; or, interfere, intentionally or otherwise, with Association administration, operations, or events.
- 7. A drone operator must know and understand Federal, State and local restrictions on drone use, and possess while operating a drone and present upon request by Association personnel:
 - a. A valid Federal Aviation Authority certificate, license, or permit for the drone's operation.
 - b. F.A.A. Registration for the drone, the registration number being clearly marked on the outside of the drone.

8. Exceptions:

- a. Operation beyond 50 feet of the launching lot's boundary and imaging of common area may occur when imaging is sought to advertise a lot for sale or lease; however,
 - i. Imaging may not capture a side view or a boundary view of a lot, except for the lot being marketed.
 - ii. The owner of the lot and operator must register for operation with the Association on a form to be provided by management, including:
 - 1. The particular day and time of use for which operation is limited.
 - 2. Providing legible duplicates of:
 - a. The operator's certificate, license or permit;
 - b. The drone's registration.
 - c. A current certificate of the operator's liability insurance and workers' compensation coverage which includes the Association as an additional insured, with limits no less than that required for contractors working on common areas.
 - 3. Displaying the drone and the registration number on the drone.
- b. Association uses, including but not limited to contractors performing work for the Association.

Dated this	day of May, 2020.	
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	Corporate Secretary	



Dear Residents,

PLEASE REGISTER ON THE RESIDENT PORTAL ON OUR WEBSITE at www.grandisleshoa.org

The new website is more than just a pretty picture! It is our primary means of communication to you, our residents. We are constantly providing regular updates, including updates on COVID-19, scheduled enhancements/improvement projects, newsletters, Board meeting minutes, resident volunteer recognition, photos of our community, association documents, contact us page, ability to pay your dues online, and the ongoings of the community on a day to day basis, and so much more.

Below are the procedures for signing up on the Resident Portal to access all the information:

- 1) Click "Resident Portal" on the top right of the page
- 2) Click the "Register" button
- 3) Fill out all registration fields
- 4) Click the "Register" button
- 5) Click the Gear icon (to complete Profile
- 6) Chose from Edit Profile, My Account, Log Out, or Cancel
- 7) To add a cover photo, click on + (optional)
- 8) To add a profile picture, click on the silhouette in circle (optional)
- 9) Click on your name on the top right of the page to access Resident Portal only features: Account, Association Documents, Pay Online, Resident Search, and Logout
- 10) Logout to exit

Again, the website is a great resource and tool that you have at your fingertips. We are asking for those who have not registered under the Resident Portal to please do so at this time.

The communication platform our website provides is a great way to contact us quickly and we want to hear from you. Click on CONTACT US to reach out to us anytime.

Our goal is to have all residents register. We hope you will assist us with this goal.

Sincerely, Doreen Levy Grand Isles HOA Secretary