

## JULY 18<sup>th</sup>, 2020 GRAND ISLES HOA NEWSLETTER

Hello again, homeowners and renters in the Grand Isles community.

Yes, that dark cloud (COVID-19) is still hanging over us and impacting our daily lives. On a recent conference call, a representative of the Village of Wellington said that our two zip codes servicing the Village had 334 reported cases since the start of the virus, with an average age of those with the virus at 42. Another Village rep who oversees virus compliance stated that over 1,000 of the village's 1,200 businesses are open and that we have 125 restaurants doing business. I am currently unaware of any individuals in Grand Isles who have tested positive.

The Board conducted a meeting on July 16<sup>th</sup> that started just before 7 pm. The last meeting minutes were waived, and the Treasurer's Report was provided by Alan Apfel.

We have been looking for a candidate for our open position on the Board for the past few months. We were looking for someone who could help the Board reflect our community. To provide balance to the current Board, we were seeking a resident who was female, young with a family and has expertise that could strengthen our group. We found that individual, and all Board members interviewed her and endorsed her strongly.

A motion was made and passed that Lauren McPherson be added to the board. Lauren resides in Emerald Bay with her husband, Tim, and their blended family; they have lived here for five years. Lauren works for the Village of Royal Palm in their Planning and Zoning Department. She will be a great asset to our community on the Board. Please congratulate her when you cross paths along the way.

With that piece of business completed, another motion passed unanimously to name Doreen Levy to the open Vice President's position and Lauren McPherson to Doreen's former post as Secretary.

Your board now is comprised of a resident from Carmel, one from Emerald Point, two from Harbor Cove, and one from Emerald Bay. We have two females and three males; two are over the age of 60, two in their 30's and one in between those ages. I think it's a great cross-section of our community.

Next, the Board presented longtime resident Bill Pinto an "Award of Appreciation" for his service to the community serving in the early years of Grand Isles on the Board, and then as Board President. Bill continues to care deeply about this community and offer his input on various issues. He has been helpful to the present Board, especially in filling in the blanks of how the community and its assets have evolved. Bill has had four generations of immediate family reside in Carmel. Bill's father resided here until his passing and his son, Bill Jr. and family and grandkids live here. Congratulations, Bill, and thank you for your hours of volunteering to this community.

A motion was made and passed unanimously to replace the clubhouse front doors with a (yet to be selected) impact resistant glass door. In the future, when we are expecting a storm, the doors won't be covered by our current shuttering system, which makes the clubhouse unusable. We want to be able to use our clubhouse as hurricane central if we have one and can't do so currently. It is unlikely that an installation can happen before the end of Hurricane Season this year.

A motion was made, and unanimously approved, to accept the newly revised Architectural Control Committee recommended Standards. This was a major undertaking by the ACC that took a few months to complete. The Board had adequate time to review the information prior to the meeting. It has been nearly twenty years since

any updates have been made and we really needed to do so. The new "Architectural and Landscaping Community Standards", as well as the new "Architectural Control Committee Application for Modification Forms", are included with this letter. This work was done by the ACC, which is now comprised of eleven residents who voted on every modification that was made. Thank you to the ACC members for your input.

We then moved on to other business. A couple from Carmel discussed their desire for the Board to explore ways to close our pedestrian gates at the back entrance; Carmel is getting solicitors who walk in and knock on doors. We have a rule against solicitors and recommend that you call the office immediately and we will escort them off the property. If it is after office hours, just collect their information and ask them to leave immediately or you will have them removed. If more residents wish to weigh in on closing the pedestrian gates, please email Marty your thoughts and how you see this working with all the middle school kids coming and going through the area. We are open to further discussion but need to hear from more residents.

Also, it was discussed that Carmel has a speeding problem, especially at the Northwest corner of Miramontes near the Common Area; some of the nearby residents would like a speed bump to be installed in that area. They requested approval to circulate a petition for homeowners to sign that they want the speed bump. This request will likely be granted. It's up to the residents of the northern half of Carmel to decide.

Another resident made a heartfelt plea for parents to make sure their children wear bike a helmet; this is a legal requirement for children under the age of 16. Many parents are putting their children's safety at risk by not doing so; it is also a potential liability for your HOA.

A resident brought up his extreme concern for the condition of our community's northern border. The Board stated that they had taken at least four contractors to review the area and are awaiting a bid or two. Once we have a cost estimate, we can determine how many years it might take to complete the project; hopefully, not more than three. We then will contact the Village and request a meeting to discuss our options. The most urgent situation is to remove the downed, dead materials so they don't blow about in the event of high winds. This is mostly dependent on what the Village of Wellington demands that we do and how long they allow us to complete the project. We will update you as this evolves.

The work mentioned in the last newsletter about cleaning storm drains will be completed by mid-August.

This week, our palm trees in the common areas and the center aisles along Lake Worth Road will be trimmed in preparation for the storm season.

We have negotiated new pricing for our holiday lighting, saving over a thousand dollars from last year's price.

We are waiting for FPL to tell us when they will begin the new LED street lighting project for our community. We had thought it was to occur this month, but we do not have confirmation on that yet.

A friendly reminder to PLEASE only put items out on the curb for Saturday's pick-up the night before, not days before. I'm talking about the large items that won't fit in your trashcan. Neighbors don't want to see your refuse for days.

We continue to make progress with our receivables. Owners are paying the dues owed to the HOA.

We now have over two hundred and twenty residents who have signed up for our website. That is great, but we'd like to get everyone that has a computer. We do keep updating information on the website, so it doesn't get stale.

We will have a photographer take photos of our community in mid to late August so we can update the website with new pictures.

In August, we will have an insurance audit of our assets and ensure proper values, so we have adequate replacement insurance.

We have three or four potential volunteers for our new "Social Committee" and will be in contact with those who have given their names to us. Since we can't have group outings yet, it is not quite as urgent as if there were no pandemic. We would still like more volunteers for coordinating social activities, so let us know if you'd like to help.

This past month, we had many trees trimmed along the Common Areas' sidewalks, so people don't have to duck under branches. Please check your trees and trim them to allow for about eight feet of clearance above the sidewalks.

I spent a fair amount of time at the guard gate this past month to observe their activities. I watched as the guards allowed guests through the guest gate and, as the vehicles pulled forward, the guard was typing the information to inform our resident of a guest arriving. If I had been at the resident side of the gate and saw that, I would have thought the guard wasn't doing their job and I would be wrong. Our guards on the first and second shifts are very good. They know most of the regular guests, and the guests know the guards' names and speak with them; so many visitors are regulars. The guards get to recognize their vehicles and their names and who they are visiting. Also, I met a new third shift trainee this week. She seemed to be very nice and capable of doing a good job during a boring shift. I'm not saying everything is just fine, but things are not always as they might seem from the other lane.

We cleaned and painted the interior of the gatehouse this month and replaced a faulty microwave the guards use. We have ordered a new door for the entry side of the gatehouse, as the current door frame is shot. The new door and frame should be installed in late September with impact resistant glass. "A Christian Glass" won the bid and is getting the permit. Think how many times a day that door opens and closes; I hope the current one makes it to the replacement date.

In the next week or two, the tall ficus hedge behind the guardhouse will be removed and a much shorter hedge will be installed, so we will have a better view of the area.

For those of you who live on Waterbend Court, along the fence line, please know that we are replacing the old, damaged fence and hedge and replacing them. We thank you for your patience while waiting for your area to be completed. We expect that the week of August 10<sup>th</sup> BrightView will tear out the existing fencing and ficus hedging. Then the week of August 17<sup>th</sup> J. Garcia Fencing will install new green four-foot chain link fencing. This company is getting the permit now. Then, the week of August 24<sup>th</sup>, BrightView will install Clusia on the outside of the fence line. So, this should be a three-week project with each week's job probably taking four days. Please remove any items you might have in the common area behind your home. I believe all of this work can be done from the street side of the fencing so you shouldn't experience too much inconvenience. No trees are scheduled to be removed.

Please review the new ACC information. It is important to know the rules pertaining the exterior of your home.

Lastly, thank you to all the residents who attended our last meeting. It was appreciated.

Thank you for your time.

Doug Stark



Dear Residents,

PLEASE REGISTER ON THE RESIDENT PORTAL ON OUR WEBSITE at

[www.grandisleshoa.org](http://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, 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) Choose 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  
Vice President  
Grand Isles HOA