



Helpful Information

Official Grand Isles Website
grandisleshoa.org

Property Manager
Jim Pike
grandislesmanager@gmail.com
561-333-5253

Davenport Property Management
561-642-5080
davenportpro.net

Guardhouse
561-333-0728

Guest Access
Please register guests, opt-in for
texts/email alerts at gateaccess.net

Clubhouse and Carmel Pool Hours
Wednesday - Sunday
10:30 am - 4:30 pm

Fitness Center Hours
Monday - Friday
8:30 am - 4:30 pm



Great Fall Homeowner Tips

Time to Mulch
An easy and relatively inexpensive way to brighten your home's curb appeal and provide your garden with the necessary covering for water retention and to control weed growth.

Clean Out Your Gutters
Yes it's South Florida but we still have leaves that fall and that can lead to clogged gutters.

Check/Service your HVAC System
Having your Heating, Ventilation and Air Conditioning System serviced regularly can prevent unexpected issues.

Hello Grand Isles Residents!

This has been quite a year thus far as a community and for your Board of Directors. We have been actively working and completing improvements and enhancements throughout the community. We have hired new vendors so the community would be better serviced and most recently hired a new Property Manager, Jim Pike.

On September 17th, your Board of Directors conducted an HOA Meeting at 7:00 pm in our Clubhouse. Masks were used, social distancing was practiced and hand sanitizer was available to all. Several residents were in attendance.

After the meeting was called to order, Alan Apfel, the Treasurer, read the Treasurer's Report. Vice President, Doreen Levy read the list of homeowners provided by the property manager that currently have uncured violations. The Board unanimously approved to forward the violations to the Fining Committee for final review.

Board President, Doug Stark was happy to report that with the assistance of our legal team the Board has made great progress on getting the past due balances from homeowners down considerably.

An incident report has been filed with the Palm Beach Sheriff's Office because the sprinklers that feed the new entrance flowers appeared to have been deliberately turned to the off position. Any tampering or unlawful acts will not be tolerated. On September 18th, the irrigation setting was corrected.

Coming Soon

FPL will begin to replace 86 street lights throughout our community with energy efficient LED lighting.

New photos of our community and amenities will be added to our website.

In early October, the guardhouse main door and frame will be replaced. The new door will be an impact resistant glass door. The sliding glass doors on the exit side of the guardhouse are impact resistant. The goal is to eventually make the guardhouse building complete with impact resistant glass and eliminate the need for shutters and labor for such during a storm event.

We are excited to announce that our new Clubhouse entry doors and adjacent windows will be installed in December. These will be wood doors with impact resistant glass and the side window panes will be impact glass as well. The new doors will complement the Clubhouse renovation. In addition to reducing the need for shutters and its labor during a storm event, the Clubhouse will now be accessible during such events as necessary since it will not be boarded up. With our new impact resistant glass in our Clubhouse cupola, we are that much closer to making the entire Clubhouse glass openings impact resistant.

Pools

Wow! These Summer days have been really hot! We hope, for those who wanted to, you are enjoying our pools. We adjusted our Clubhouse and Carmel pool hours several weeks ago to include weekends to allow more residents access to the facilities. There are a consistent number of residents using both pool facilities with the majority of attendees at the main Clubhouse pool. At this time, both pools are open Wednesday - Sunday from 10:30 am - 4:30 pm. *Weather permitting*

Project Updates

Our boundary areas that are in disrepair are being addressed and the project is moving along as expected. Our storm drains that needed the most attention have been cleaned and during this process, it appears that one of our drains will need further evaluation. We will update you accordingly.

Guard Procedures and Compliance

It has come to our attention that some residents and guests are showing displeasure about presenting their driver's license each time they enter the community. This is the procedure and it was recently enforced. The guards are simply performing their duties as instructed. Also, you should be notified each time an unregistered guest enters on your behalf. If you are still having issues, then consider the following:

- Please share with your guests in order to obtain access to our community, they will need to show their driver's license at the gate.
- If you are a resident who has a barcode that is not working properly, please visit the property manager during normal business hours to obtain a replacement.
- If you do not own a barcode, consider purchasing one.
- If you are not being properly notified, please send time and date of occurrence to grandislespropertymanager@gmail.com.

Resident Topics

A resident was curious about an update on the rental restrictions and procedures that were discussed at the August meeting. Once the gathering restrictions are lifted we will be able to revisit this matter. We wanted the community to know where the Board stands on this issue and how it can affect our home values here in Grand Isles. Another resident questioned whether a dog park was being considered by the Board. Although the idea of a dog park was communicated, the Board is not considering it at this time. Ironically, it has been brought to our attention that some residents have been using our tennis courts as a dog facility. Please do not allow your dogs on our courts. Pet waste can spread diseases as well as damage the courts' surface. Do you have any suggestions that can improve our community but cannot attend our meetings? We'd like to hear from you! Post your ideas on our Facebook page at www.facebook.com/GrandIslesatWellington.

A Word from our Property Manager

Dear Residents,

I became the Property Manager for Grand Isles on September 15th. I've been a licensed Community Association Manager since 2007 and have experience with overseeing Association projects, vendors, and contractors. I've managed large communities and am aware of the challenges that come with it. I'm also the President of the HOA where I live. I'm here to put my knowledge and experience to use for the Board and membership and to make Grand Isles an even better place to live. It's a privilege to be given the opportunity to serve as your Property Manager. Sincerely, Jim Pike

In Closing

Thank you to the residents that have returned their GI Notification Preference and FPL Home SurgeShield forms. If you have not completed this form, they are attached again for your convenience. Both forms available online at grandisleshoa.org under Resident Portal in HOA Aug Update. This community relies on volunteers to function effectively. We can always use more volunteers and ideas to help us achieve success. If you wish to invest your time for the betterment of our community, please contact Jim Pike at grandislesmanager@gmail.com. We look forward to hearing from you.

Respectfully,

Doreen Levy, GIHOA Vice President