



### 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](mailto: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](http://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](http://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](mailto:grandislesmanager@gmail.com). We look forward to hearing from you.

Respectfully,  
Doreen Levy, GIHOA Vice President



Just for Grand Isles Residents

## A Special Surge Protection Offer During Storm Season

Dear Grand Isles residents,

After working directly with your board, FPL Home is able to present one of the most valuable offers we've ever made, one which could help Grand Isles residents to save thousands of dollars.

Appliances are vulnerable to dangerous power surges and could be damaged or even destroyed, when power created by unpredictable lightning strikes, surge through the electric meter. Because you depend on your hard working appliances, and because Florida is the lightning capital of the United States, enrolling in the SurgeShield® program is the choice that could lower the risk to your costly machines.

A single lightning strike could cost you thousands of dollars in repairs or replacements, but FPL Home can install a state-of-the-art surge protector directly on your electric meter, to help keep high-voltage spikes from entering your home and damaging appliances. SurgeShield also comes with a \$5,000 limited manufacturer's warranty, per appliance, per occurrence for damage to covered appliances, if the surge protector fails to perform properly.

FPL Home is prepared to offer this product and service to Grand Isles residents for less than the direct to consumer rate, which is \$10.95 per month. By working with myself and with your HOA board members, FPL Home is prepared to offer a rate of \$9.95 per month, with two months free to Grand Isles residents. However, an even lower price is achievable, if the association has enough interest with the SurgeShield program. This activates our lowest, achievable rate in addition to a promotional payment directly to your community.

FPL Home has offered this device directly to community residents for more than 20-years. It's just recently that we're engaging communities with a bulk, contract-driven focus. This allows FPL Home to provide an even greater benefit to our customers. For only a few dollars per month, tacked onto your Florida Power & Light bill, you can receive a top-grade, surge protection device, which helps protect air conditioners, washers and dryers, dishwashers, ovens, ranges, refrigerators, electric water heaters, pool pumps and heaters (within four ft. of the house) and much more from power surges that can enter your home through your electric meter.

The board created a form to gauge Grand Isles' residents level of interest. You can find it in this mailing. Please complete the form and drop it off to the property manager's office. Residents will be advised by the board whether there was enough interest to warrant a group price on SurgeShield protection or if residents will need to sign up individually.

The Grand Isles' board graciously allowed me the opportunity to provide this information to you. For information regarding the board's involvement in the SurgeShield program, contact the property manager. You may reach Marty at **561-333-5253**.

FPL Home feels strongly about making a positive impact in our customer's lives, with valuable services, products and customer service. For more information or if you have questions regarding SurgeShield or another FPL Home service or product, please contact me.



Sincerely,  
*Will Sabayrac*  
**William.Sabayrac@fpl.com**  
**561-845-4626**

New customer promotional price guaranteed for 24 months. FPL Home is an unregulated subsidiary of Florida Power & Light Company (FPL). The SurgeShield® program is offered and administered by FPL Home and not FPL. Residential SurgeShield Program Terms and Conditions and the Supplemental SurgeShield Terms and Conditions for Properties detailing coverage, exclusions, warranty, disclaimers, termination and refund rights, will be sent to the homeowner.



**FPL Home SurgeShield Program  
Notification of Interest**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Cell phone: \_\_\_\_\_

Email: \_\_\_\_\_

I am interested in enrolling in the FPL Home SurgeShield program. I understand that the monthly cost for this program will be determined based on the total number of Grand Isles homes that ultimately enroll in the program. The monthly cost could be \$9.95, \$8.95, \$7.95, or \$6.95, depending on how many households enroll.

Signing this form is not a binding agreement to enroll in the Home SurgeShield program. I understand that the Grand Isles Property Manager will contact me once a final monthly cost is determined.

Installation arrangements will be made by FPL.

Signature: \_\_\_\_\_

PLEASE EMAIL THIS COMPLETED/SIGNED FORM AT [GRANDISLESMANAGER@GMAIL.COM](mailto:GRANDISLESMANAGER@GMAIL.COM) OR DROP OFF AT THE OFFICE, AFTER HOURS, THIS CAN BE PLACED IN THE MAILBOX AT THE FRONT DOOR.





## GRAND ISLES INFORMATION PREFERENCE NOTIFICATION

The Board wishes to decrease its mail communication expenses going forward. Please complete the information below and return it to the Property Manager. You may either drop this off at the office, mail it to Jim Pike at 11585 Lake Isles Drive, Wellington, FL 33414 or email to [grandislesmanager@gmail.com](mailto:grandislesmanager@gmail.com)

☐ I choose to receive HOA information on the Grand Isles HOA website at [grandisleshoa.org](http://grandisleshoa.org)

☐ I prefer to receive communication via email

☐ I wish to receive hardcopy information through the mail

Please note that all official annual HOA voting information/ballots must continue to be sent regular mail

Name \_\_\_\_\_ ☐ Homeowner ☐ Renter

Street Address \_\_\_\_\_

Cell Phone: \_\_\_\_\_ Landline phone: \_\_\_\_\_

Email Address #1: \_\_\_\_\_

Email Address #1: \_\_\_\_\_



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