



Helpful Information

Official Grand Isles Website
grandisleshoa.org

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

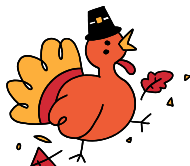
Davenport Property Management
561-642-5080
davenportpro.net

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



Did you know?

According to the National Fire Protection Association, Thanksgiving is the number one day for home-cooking fires. Here are just some ways to stay safe in the kitchen:

Smoke alarms -Make sure your smoke alarms are working. Test them by pushing the test button and change batteries annually.

Don't Leave Cooking Unattended - Stay in the home when cooking your turkey, and check on it frequently and when you are cooking on the stove top.

Keep a fire extinguisher in the kitchen. Be familiar with how the extinguisher works and teach your family to use it as well.

Be careful with candles. Never leave the candles burning unattended and be sure to keep any items that could catch fire away.

Hello Grand Isles Residents!

Greetings to our residents from the Homeowners Association Board of Directors!

Our meeting on Oct. 29th started at 7:00 PM. After calling the meeting to order, waiving the reading of last meeting's minutes, and reading the Treasurer's Report, we discussed a variety of topics.

First, was how long residents should be allowed to have POD's, or any storage units, in their driveway. We concluded we would do more research on the issue and would table this to a later meeting.

The Board passed a Resolution requiring street numbers on homes. The resolution is attached for your review and will also be posted on our website in the "Resident Portal". We already have requirements for numbers on mailboxes.

We discussed the guards and the newly installed "Driver's License Reader" procedures that we have laid out for them and they must be trained to our expectations. A copy of the requirements is attached in this mailing. Our guard contractor will be expected to train our guards to comply with our expectations. In addition, each Vendor arriving at Grand Isles will receive a list (in English and Spanish) of our expectations for them. This is also included in this mailing. Please ensure your Vendors always comply. We will do this over a two-to four-week period, then reassess when/if to hand these out again.

We discussed the usage of the Carmel pool, as the daily numbers are extremely low. We decided to continue the current hours, even though our temperatures will be dropping in the next three months. We still must comply with CDC Guidelines; these have not been reduced and still require staffing. We had thought of having only the clubhouse pool open and increase it to 7 days a week to reduce the costs for Carmel, but a resident was adamant we keep the Carmel pool open.

New Fob System Coming Soon

Our current fob system software (for entry to the Clubhouse) has quit working and is beyond repair. The Board approved purchasing a new fob system, which should be installed around Dec.16th, following the installation of our new front doors at the clubhouse. The door installation is scheduled for Dec. 14th & 15th. It made no sense to install a new fob system to the old doors, then run the risk of damaging the new fob system when they tear out the old doors, so we will install the new fob system after the new doors are installed.

The new fob system is a "smart" system that will track who is assigned to the fob and every time it is used. This will also be good if we ever decide to install pedestrian gates at the back gates. We plan to start distributing the new fobs at no cost to you in a one-for-one swap (old for new) in mid-December. The new fobs will be plastic coated but are made to be put on key rings. The old fobs are no longer operational. Additional fobs and replacement fobs for purchase will cost \$20. You will need to complete the Key Fob form before exchanging or purchasing the new fobs.

2021 Budget

The Board reviewed the 2021 Budget; it will get the final approval at the December 10th Board Meeting. The 2021 Budget calls for a \$20 per month increase to \$180.00 per month for all homeowners. Carmel homeowners monthly dues will be \$227.00. Carmel's budget for lawn, sprinkler, and pool maintenance remains the same as this year at \$47.00.

For those of you who use coupon books to pay, Davenport Mgt. will be sending out new books around December 15th at the new rates.

The primary increases in the budget are a 20% increase in insurance costs, we are budgeting \$40,000 to increase our cash flow in our bank account, a wage increase for our gate attendants amounting to \$23,000, and an increase in our capital expense account of \$93,000. Those are the major items.

Future Projects

Major projects planned for 2021 include replacing the roofs at the clubhouse and Carmel restrooms as well as major work to be done along our northern border between us and the Village Park and light industrial area. We continue to save capital funds for the paving of all our streets in 2024 or 2025.

After nearly a year and a half as your Board President, and my second budget for Grand Isles, I feel very confident that our dues of \$180.00 per month will sustain this community very well for the foreseeable future. I have two years left on my term on the board and see no reason to think we need to raise our dues again in that timeline. Remember, three years ago we were paying \$172 per month and, yes, we had basic cable tv included, but many of us never used Comcast. For the majority of our residents, becoming free agents and picking whomever we want as our internet/streaming/tv provider was a good decision. I know not everyone will agree.

Nearby HOA Comparison

We have provided some examples of nearby and surrounding Wellington communities and what their approximate 2020 monthly dues are for your review. Some HOA's offer more amenities, some offer less. Grand Isles offers well-maintained amenities at a great price.

Nearby: Isles at Wellington by subdivision: Bluff Harbor & Bahia Isle \$285, Grand Bay Estates \$327, Marina Bay \$325, Windward Cove \$325 Wellington Shores \$275, Surrounding Area: Castellina \$314, Oakmont Estates \$360, Olympia by subdivision: Danforth \$286 Dupont \$292, Scribner \$280, Shaugnessy \$291, Woodworth \$270

A little further out, but still Wellington: Lakefield of the Landings \$167 = No community pool, No tennis, basketball, exercise room or tot lot and unmanned gate, Meadowland Cove \$80 = No fitness center, no basketball, no tennis, unmanned gate, Wellington's Edge \$209, Wellington Lakes \$100 = Only a community pool, no other amenity, no gated entry. These are just some examples.

Grand Isles remains a great value and the community is looking very good. Many improvements have been made and home sale prices have been booming. Homes don't stay on the market very long. I know that is going on all around us, and it is certainly going on here.

Project Updates

The Board approved changing landscape maintenance companies from BrightView to Evergreen Lawn Maintenance, effective December 1st. We are counting on an improved performance.

December, January, and February service will be biweekly, and then we will receive 44 consecutive weekly cuts. They will also manage our irrigation/sprinklers. Carmel residents, please ensure that Evergreen understands what your wishes are regarding whether they care for your yard or not. Contact Property Manager Jim Pike if you have transitional issues.

Our holiday lights are now turned on and the temps are cooler, getting us ready for the season. Fresh mulch was recently installed, and our common area sidewalks will be pressure sprayed sometime in mid-December. We just completed blacktop repair on Narragansett Bay Court and at the back gate area.

We had about 50 residents express interest in FPL's SurgeShield program. Since the response was low we are going to proceed by sending the forms to Will at FPL who will contact each of us interested parties and you can decide then if you wish to sign up.

Guard Procedures and Compliance

EVERY driver arriving at our guest gate must provide their driver's license or they will not be admitted into our community. It does not matter if they come and go multiple times each day, they must provide their license every time.

It does not matter if you are a homeowner and you don't have a bar code and are using the guest entrance; EVERYONE in that lane must present their driver's license.

Every time a driver's license is scanned, it will be recorded that they came into this community and who they visited and at what time they came in. Do not allow your guest or yourself to give the guard a hard time for requiring the license each time. The driver's license requirement is clearly posted on the exterior of the guard house and as previously stated in the last newsletter, it is being enforced. This is what many residents want and expect. It's security.

Please register your guests at **GateAccess.net** instead of calling the guard house. This will improve the flow of traffic in the guest lane significantly. Please share with your guests in order to obtain access to our community, they will need to provide their driver's license at the gate. If you are not being properly notified, please send time and date of occurrence to the Property Manager at grandislesmanager@gmail.com. If you do not want to wait in the guest lane, consider purchasing a bar code.

Election Meeting/Applications

At our December 10th Election Meeting, we have two positions up for election. Our current Board Members, Doreen Levy, Vice President and Andrew Plevin, Director are both running for re-election; their brief resumes are enclosed. We did not receive any other applications.

Resident Topics

Items residents have recently brought to our attention are as follows:

- Please trim your trees and hedges, especially if they are hanging over your neighbor's home and/or lot line. Make sure there is adequate clearance over your sidewalks. It is your responsibility to keep your front and back yard in first class and neat condition.
- We are getting complaints out of Carmel about very loud cars and motorcycles and requests for drivers to be more considerate.
- Clean up your shoreline and pick up your coconuts and leaves so someone else does not have to, please.
- Please park your cars and your guests' cars in the correct direction and never in front of mailboxes and fire hydrants. Do not block the sidewalks ever.
- Have your landscaper haul away your yard debris unless they do your work on Fridays for Saturday pickup. Do not put yard debris over/near storm drains, as it just ends up in our lakes. Do not place it at fire hydrants, as it is clearly an obstruction if the Fire Department needs to access that fire hydrant, plus, it makes it difficult for the claw to pick up there.
- We continue getting complaints about residents not removing their trash and recycling cans from street view in a timely manner.

In Closing

The Board of Directors thanks all of you who make improvements to your property as needed rather than requiring a Violation Letter to take action. We have about 20 homes that need roofs cleaned and more who need driveways and sidewalks cleaned. Many homes need to trim trees and bushes and weed the flower beds. Residents pay a lot of money to live in a Grand Isles house, let them have a great view of the neighborhood.

We want to wish all of you a Happy Thanksgiving !!

Thank you,

Doug Stark