



Helpful Information

Official Grand Isles Website
grandisleshoa.org

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

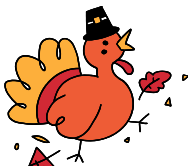
Davenport Property Management
561-642-5080
davenportpro.net

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

GRAND ISLES MASTER HOMEOWNERS ASSOCIATION, INC.

RESOLUTION: HOUSE STREET ADDRESS NUMBERING FOR SAFETY

WHEREAS, the Village of Wellington requires every home in the Village, including homes within Grand Isles, to display the home's street address numbers on the home and clearly visible from the street;

WHEREAS, the Association's governing documents authorize the Association's board of directors to adopt rules and regulations governing the use of the community, including rules for the use, care, safety, and preservation of the good order of the Grand Isles community;

WHEREAS, an increasing number of residents receive deliveries and services at home, many arriving in large trucks;

WHEREAS, especially for emergency responders, but also for delivery and service personnel, as well as residents' and guests, homes with clearly identifiable street address numbers avoid confusion as well as traffic congestion and delays;

NOW THEREFORE, the board of directors of Grand Isles Master Homeowners Association, Inc. resolves to amend, adopt and add the following to the Association's Rules and Regulations "Homesite, Appearance and Maintenance" a new paragraph 13.15 entitled "Home Street Address Numbering" as follows:

13.15 Home Street Address Numbering.

Each home shall display its street address numbers facing the street which is part of the home's address.

The numbers shall be located above the garage door if there is a door facing the street, and if not, then above the front entry door:

Horizontally: either centered over the door opening, or if there is a fixture at that location, then the numbers shall be either flush left or flush right above the door opening;

Vertically: no more than six inches above the door opening;
and,

Not obstructed from street view.

The numbers shall be:

Between 4 inches and 6 inches high;

Finished in a solid color to contrast the wall to which the numbers are affixed in either: white, black, gold, or bronze;
and,

Arabic or alphabet letters, without other text, images or other markings.

This Rule is effective for:

Immediately for each home painting and refinishing the location for required number location after the adoption date; and,

February 1, 2021, for all homes.

Installation of numbers after the adoption of, and in compliance with, this Rule and Regulation do not need to seek nor obtain A.C.C. approval for that installation.

November ____, 2020.

Respectfully submitted.

Corporate Secretary

Grand Isles Guardhouse Procedures

1. Greeting:

- a. Answer the phone with, "Hello, Grand Isles Security"

2. Guest Lane Protocol:

- a. When a guest approaches, ask for Driver's License along with the Name and Address of the resident they are visiting at the same time. This will speed up the guest entry process.
- b. All gates are to be in the "down" position at ALL times.
- c. As long as we have COVID-19 you MUST wear a facemask, gloves, and use a basket to retrieve licenses and to return the license to the driver.
- d. Please stand when greeting all Guests.
- e. EVERY guest, EVERY time, must provide a Driver's License or FL State Identification Card for entry into the ABDI system. We have added a Driver's License reader. Use it for EVERYONE passing through our Guest gate, including Furniture/Appliance Delivery, Uber, Lyft, Instacart regardless of how many times they pass through. *UPS, FedEx, Amazon, DHL, and US Postal Service are EXEMPT from this procedure.
- f. If Driver's License or FL State Identification Card is not presented then Access is to be Denied - No Exceptions.
- g. Guests are to be checked against the Resident's Guest List. If Guests are not on the Guest List, call the Resident. Do not allow unregistered guests Access unless confirmed by Residents.

Grand Isles Guardhouse Procedures (continued)

- h. If Resident Gate malfunctions, you will need to verify the Resident ID before opening the gate. Record their name and address and alert the Property Manager at 561-333-5253 or grandislesmanager@gmail.com that the gate malfunctioned and which Resident and Address had the issue and at what time.
- i. If something improper occurs on your shift you are to report it to the Property Manager within 24 hours. This includes: individuals being disrespectful to our guard, cars running through the gate and/or following the car in front of them, Residents calling the guardhouse and being disrespectful to guards, etc.
- j. ALL NON-GATE related inquiries or ANY ASSOCIATION questions from residents are NOT to be handled by you. Have them call or email the Property Manager. Provide them with the Property Manager's phone # 561-333-5253.

For example: Can I do this? Are we allowed that? Why is this?

We don't want someone to claim they got any incorrect information like permission to park illegally by calling the guard or Realtors® were given permission to put up signs, etc.

3. General Rules

- a) The monitor is for monitoring the cameras ONLY. We do NOT allow our 55 inch screen to be used for any purpose other than viewing our security cameras. No movies, No TV shows, No music videos, etc.
- b) Watch and monitor the Back Gates, Clubhouse Areas, and Carmel Pool area regularly.

Grand Isles Guardhouse Procedures (continued)

- c) Advise ALL Vendors they MUST sign in at Clubhouse before working on property. Scan their ID and register them as Clubhouse Guests. If Clubhouse is not open, then Vendors are to notify the Property Manager at 333-5253.
- d) If someone appears to be a peddler and walks into our community by the guard house, STOP them and tell them we do not allow solicitors.
- e) Immediately notify the Property Manager at 561-333-5253 or grandislesmanager@gmail.com if the Cameras or Computer Go Down or if you have other technical issues.
- f) Keep your work area neat and orderly as a courtesy for the next shift.

Grand Isles has cleaned and painted the guardhouse. We added a new microwave. You have a refrigerator available and a water cooler. You have a private on site bathroom. We are providing you with a good work environment. Should you need anything, please send an email to grandislesmanager@gmail.com.

Your job is to make the residents of Grand Isles feel safe and secure. If you don't want to provide that service please find another job.

Non compliance of any of the above procedures may result in termination.

Grand Isles Property Manager Contact Information:

Jim Pike

11585 Lake Isles Drive

Wellington, FL

561-333-5253

grandislesmanager@gmail.com

Vendor Procedures in Grand Isles

To All Vendors,

You must produce a valid drivers license when arriving at the gate and announce the resident's name and address that you are going to. If you can't provide this information you will be denied access.

There is no soliciting at any time by any vendor; no going door-to-door.

Please park on the proper side of the street, the right hand side with traffic flow. Parking on the wrong side of the street is against the rules and you can be ticketed. See figure (A)

Please not park on curves as our streets are too narrow to do so. Park only on straight aways near the property you are servicing. See figure (B)

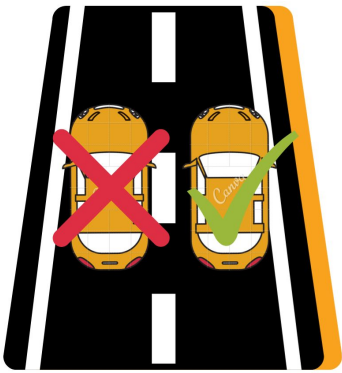


Figure (A)



Figure (B)

For our lawn care vendors, you must take all refuse and haul the customer's refuse away. Do not leave tree limbs, palm fronds or any other refuse on the streets or owner's property. Do not blow coconuts or any other debris into our ponds. If you do so, you will be fined \$100 for each occurrence. You may leave vegetation on the streets only if you are mowing & trimming on Fridays for a Saturday vegetation pickup.

Vendor Hours of Operation per The Village of Wellington:

Monday - Friday	7:00 AM - 10:00 PM
Saturday	9:00 AM - 10:00 PM
Sunday	9:00 AM - 6:00 PM

Sincerely,
Grand Isles Masters Homeowner Association, Inc.

Procedimientos de Proveedores en Grand Isles

Estimados Proveedores,

Al llegar a la puerta de nuestra comunidad debe presentar una licencia de conducir que sea válida y anunciar el nombre y domicilio del residente que estará visitando. Si no puede dar esta información se le negará el acceso a nuestra comunidad.

Durante su visita se prohíbe solicitar trabajo e ir de puerta a puerta.

Por favor estacionese en el lado correcto de la calle, el lado derecho que sigue la dirección de tráfico. Estacionarse en el lado equivocado de la calle es contra las reglas y puede recibir una multa. Ver figura (A)

Adicionalmente, no se estacione en las curvas ya que nuestras calles son demasiado estrechas. Favor de solo estacionarse en la parte de la calle que es recta y cerca de la propiedad que está atendiendo. Ver figura (B)

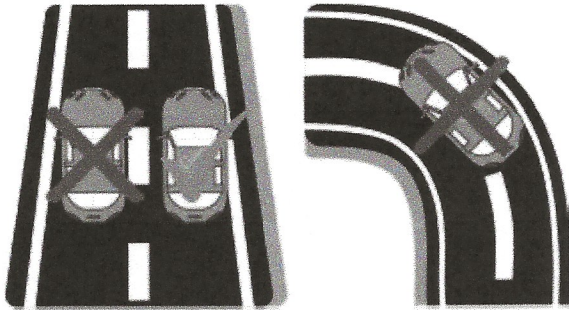


Figura (A)

Figura (B)

Para nuestros proveedores que cuidan el pasto/césped (grama, palmas, etc..), solo se permite dejar desperdicio como ramas de árbol y hojas de palma en las calles los Viernes para que sea recogido los Sábados por la ciudad de Wellington. Si viene algún otro día de la semana aparte de Viernes debe tirar y transportar todo el desperdicio del cliente.

Por favor no tire cocos, ramas de árbol o algún otro desperdicio en nuestros lagos de agua. Si lo hace, le aplicaremos una multa de \$100 por cada ocurrencia.

Horario proveedores pueden dar servicio según The Village of Wellington:

Lunes - Viernes	7:00 AM - 10:00 PM
Sábado	9:00 AM - 10:00 PM
Domingo	9:00 AM - 6:00 PM

Atentamente,

Grand Isles Masters Homeowners Association, Inc.



GRAND ISLES NEW KEY FOB SYSTEM

We are replacing our old metal key fobs to a new fob in mid-late December. Each old metal key fob returned to the office will receive a new fob at no charge. Additional fobs are \$20 each.

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.

A completed form must be on file before new key fobs can be exchanged or purchased.

Name _____ ☐ Homeowner ☐ Renter

Street Address _____

Family members with Key Fob Permission _____

Cell Phone(s): _____ Landline phone: _____

Email Address(es): _____

How many fobs are you exchanging? _____ How many fobs are you purchasing? _____

How many vehicles currently have barcodes? _____

☐ Yes, I am signed up on Grand Isles HOA official website at <https://grandisleshoa.org/>

☐ No, I am not signed up on Grand Isles HOA official website at <https://grandisleshoa.org/> but I am interested

☐ Yes, I am signed up at <https://gateaccess.net/login.aspx>

☐ No, I am not signed up at <https://gateaccess.net/login.aspx> but I am interested

☐ Yes, I am signed up on Grand Isles official Facebook page <https://www.facebook.com/GrandIslesatWellington>

☐ No, I am not signed up on Grand Isles official Facebook page at <https://www.facebook.com/GrandIslesatWellington> but I am interested

Signature _____ Date _____

Key Fob #'s _____

GRAND ISLES MASTER HOMEOWNERS ASSOCIATION, INC						
2021 PROPOSED ANNUAL BUDGET						
JANUARY 1, 2021 - DECEMBER 31, 2021						
		2020	2020	2021		
		APPROVED	ACTUAL	PROPOSED		
		BUDGET	TO SEPT 30	BUDGET		
INCOME:						
00411	HOA Monthly Dues	\$ 1,265,318.00	\$ 957,249.00	\$ 1,422,972.00		
00412	Median Maintenance Income	\$ 7,885.00	\$ 5,913.00	\$ 7,885.00		
00415	Legal Fee Recovery	\$ -	\$ 16,138.00	\$ 4,000.00		
00416	Late Fee & Delinq Owner Int	\$ 5,000.00	\$ 8,698.00	\$ 3,000.00		
00417	Owner NSF/Fines	\$ 1,220.00	\$ 8,225.00	\$ 3,000.00		
00418	Orientation Fee	\$ 10,000.00	\$ 6,900.00	\$ 4,500.00		
00420	Gate Card/Barcode/Pool Key Int	\$ 10,000.00	\$ 5,833.00	\$ 7,000.00		
00422	Other Income	\$ 7.00	\$ 7.00	\$ -		
00426	Rental Home Contribution	\$ 7,200.00	\$ 3,900.00	\$ 3,000.00		
00428	Operating Bank Interest	\$ 14.00	\$ 10.00	\$ 20.00		
	Subtotal Income	\$ 1,306,644.00	\$ 1,012,873.00	\$ 1,455,377.00		
EXPENSES:						
Administrative						
00505	Office Expense	\$ 4,000.00	\$ 10,470.00	\$ 14,000.00		
00508	Audit Expense	\$ 7,000.00	\$ 5,250.00	\$ 7,000.00		
00509	Licenses, Taxes & Fees	\$ 810.00	\$ 511.00	\$ 500.00		
00510	Bad Debt	\$ 6,000.00	\$ 4,500.00	\$ 6,000.00		
00511	Bank Charges/Loan Interest	\$ 1,000.00	\$ 137.00	\$ 200.00		
00512	Coupon/Barcode Expense	\$ 3,000.00	\$ 1,260.00	\$ 10,000.00		
00514	Web Hosting	\$ 2,400.00	\$ 2,302.00	\$ 2,400.00		
00550	Insurance	\$ 37,000.00	\$ 35,737.00	\$ 50,000.00		
00555	Studies (Reserve & Insurance)	\$ 1,500.00	\$ 1,125.00	\$ -		
00560	Legal Fees	\$ 51,672.00	\$ 25,933.00	\$ 35,000.00		
00568	Community Activities	\$ 10,000.00	\$ -	\$ 25,000.00		
00570	Miscellaneous	\$ 2,000.00	\$ 1,111.00	\$ 7,000.00		
00580	Bank balance cash infusion	\$ 51,161.00	\$ -	\$ 40,000.00		
	Administrative	\$ 177,543.00	\$ 88,336.00	\$ 197,100.00		

Contracts						
00601	Management Fees - Master	\$	115,550.00	\$	92,776.00	\$ 106,000.00
00602	Landscaping Maintenance	\$	154,000.00	\$	114,984.00	\$ 106,800.00
00603	Pool Maintenance & Repairs	\$	12,500.00	\$	20,046.00	\$ 13,000.00
00604	Lake Maintenance	\$	20,000.00	\$	14,840.00	\$ 34,000.00
00608	Janitorial Service	\$	37,000.00	\$	30,120.00	\$ 37,500.00
00610	Pest Control-Master	\$	2,000.00	\$	1,460.00	\$ 2,000.00
00615	Gatehouse Attendants	\$	144,000.00	\$	98,671.00	\$ 167,400.00
00620	Sheriff Patrols	\$	60,000.00	\$	34,201.00	\$ 72,000.00
00622	Holiday Lights	\$	10,000.00	\$	7,500.00	\$ 8,700.00
00624	Mulching	\$	24,200.00	\$	18,621.00	\$ 27,000.00
	Contracts	\$	579,250.00			\$ 574,400.00
Repair & Maintenance						
00704	General R & M	\$	7,000.00	\$	14,104.00	\$ 25,000.00
00708	Irrigation Maintenance	\$	25,000.00	\$	26,990.00	\$ 30,000.00
00710	Guardhouse R & M	\$	6,000.00	\$	1,798.00	\$ 2,500.00
00712	Lighting Electrical R & M	\$	6,000.00	\$	2,801.00	\$ 5,000.00
00714	Fitness Center R & M	\$	2,500.00	\$	847.00	\$ 3,500.00
00716	Air Conditioning R & M	\$	1,000.00	\$	-	\$ 500.00
00718	Gate R & M	\$	9,000.00	\$	13,357.00	\$ 15,000.00
00720	Golf Cart R & M	\$	2,700.00	\$	823.00	\$ 2,000.00
00724	Fire Safety R & M	\$	2,000.00	\$	4,736.00	\$ 2,000.00
00726	Road R & M	\$	2,500.00	\$	-	\$ 5,000.00
00728	Pressure Cleaning	\$	10,000.00	\$	7,500.00	\$ 8,000.00
	Repair & Maintenance	\$	73,700.00	\$	72,956.00	\$ 98,500.00
Grounds Maintenance						
00750	Landscape Replacement	\$	17,000.00	\$	3,304.00	\$ 30,000.00
00754	Palm Tree Trimming	\$	23,000.00	\$	25,817.00	\$ 23,200.00
00756	Hardwood Trimming	\$	10,000.00	\$	9,850.00	\$ 14,500.00
00758	Ficus Hedge Replacements	\$	11,000.00	\$	-	\$ 8,000.00
00765	Landscape Ext./Flowers/Sod	\$	10,500.00	\$	625.00	\$ 9,000.00
	Grounds Maintenance	\$	71,500.00	\$	39,596.00	\$ 84,700.00



GRAND ISLES MASTER HOMEOWNERS ASSOCIATION INC.
C/O DAVENPORT PROPERTY MANAGEMENT
11585 LAKE ISLES DRIVE
WELLINGTON, FL 33414
561-333-5253
grandislesmanager@gmail.com

November 6, 2020

Second Notice of Annual Members Meeting and Budget Approval Meeting

Dear Homeowner:

The Annual Meeting of Grand Isles Master Homeowners Association, Inc. and 2021 Budget Approval Meeting will be held on Thursday, December 10, 2020 at the Grand Isles Clubhouse, 11585 Lake Isles Dr., Wellington, FL 33414 at 7:00 PM. Registration will begin at 6:30 PM. The Board of Directors Budget meeting will begin at 7:00 PM and the Annual Members Meeting will immediately follow.

There are two (2) positions up for election for the 2021 Board of Directors. We have received "intent to run" nominations from Doreen Levy and Andrew Plevin. Nominations will still be taken from the floor and ballots would then be distributed at the meeting.

The Agenda for the Board of Directors 2021 Budget Meeting is as follows:

- Call to Order
- Discussion and Motion to approve the 2021 Proposed Budget
- Adjournment

The Agenda for the Annual Members Meeting is as follows:

- Call to Order & Certificate of quorum
- Proof of Notice
- Members Open Forum
- Election
- Announcing new Board of Directors
- Adjournment

A Board of Directors Organizational Meeting will be held immediately after the Annual Meeting.

- Call to Order and Roll Call
- Appointment of Officers
- Adjournment

We look forward to seeing you on Thursday, December 10, 2020.

Sincerely,
The Board of Directors
Grand Isles Master Homeowners Association, Inc.

October 19, 2020

Grand Isles Master Homeowners Association Inc.
11585 Lake Isles Drive
Wellington, FL 33414

Dear Fellow Residents,

My name is Doreen Levy and I am honored to be a candidate seeking re-election to the 2021 Board of Directors. I am currently serving on your board as Vice President and my term is up for re-election.

My husband and I moved from New Jersey to Wellington in 2003. We bought our first Florida home in the Isles at Wellington and moved to Grand Isles in 2006. We have raised our daughter and son from the time they were 1½ and 3 years old respectively here in Wellington. They have attended Panther Run Elementary, Polo Park Middle School and Wellington Community High School. They are currently attending Palm Beach State College and the University of Florida.

Several years ago, I noticed a steady improvement to our community and I wanted to learn more about who and how this was being accomplished so I began to regularly attend board meetings. It is this forum where I discovered the need for volunteers to fill new or existing committees, available board positions, and the roles each contribute to make Grand Isles run efficiently. I realized how important it was to help fill these positions and how my extensive real estate expertise and knowledge would benefit the community. I am grateful that I did. I have happily served on two of your Grand Isles volunteer committees; Fining Committee and both Clubhouse Committees from previous and current boards.

As an active member of your Grand Isles Board of Directors, I have learned a wealth of information about the ongoings of our community. Having absorbed this vast information, I took the opportunity to interact with many of our vendors, offered solutions where improvements were needed, and played a key role in keeping the information on our website and social media current. Upon reviewing our in-house forms, I noticed many of them were either very old, inaccurate or both. Therefore I originated the revamping of the New Resident Information and Welcome Packet as well as various community forms. I created the Resident Portal Registration Procedures to streamline the process. In addition, I shared my research, statistics, and concerns on the rental properties within our community and presented them to our residents at the August Board of Directors meeting. I do encourage everyone to attend a Board of Directors meeting and see the camaraderie shared as a board and with our community.

Below is a brief list of my past and current work as well as volunteer experience that I believe add value as a member of our Board:

- Aftermarket Parts Department Purchasing Coordinator for Hosokawa Micron International Inc.
- Medical Records Team Leader at Wellington Regional Medical Center
- Full Time Real Estate Agent since 2005 now with Cheerful Agents Real Estate LLC.
- Grand Isles Master Association Fining Committee and both Clubhouse Committees
- Co-Leader of Troop 20244 of The Girl Scouts of Southeast Florida for 9 years
- Wellington Band Booster Association Member of 6 years
- Various Volunteer Beach Cleanups from Lake Worth to Dania Beach
- Grand Isles Board of Directors Positions - Director, Secretary and Vice President

In closing, I look forward to earning your vote and to continue working together with the members of our board to elevate and maintain our community's overall quality.

Sincerely,
Doreen Levy

10/29/20

2020 Election Candidate Information

Grand Isles Residents,

My name is Andrew Plevin. I have served on the Grand Isles Board of Directors for just over a year now. I threw my hat in the ring to volunteer to serve when an emergent need to fill a vacated spot arose in the second half of 2019. I am seeking re-election to the board so I can continue to serve this community the best that I can while offering my expertise, opinions, and vision for this community as we forward. As a fellow home owner, my primary objective, which weighs most on my decision making process, is to not only maintain, but to increase our property values while offering a comfortable, beautiful neighborhood for my family and yours.

I am 38 years old and married with three small children. I work full time running my own handyman service and have more than adequate knowledge of most facets of the construction industries as I've had a hand in a myriad of types of projects over the course of my 16 year career. My wife also works full time which as many know poses its fair share of challenges raising a modern family. We have lived here in Grand Isles for the last 4 years, however I have been very familiar with the community for almost two decades, as my parents have lived here since 2001. Before finally buying a home here in 2016, I had spent many years as a visitor/guest and have grown to love all that this great community has to offer. Earlier this year, my younger sister, who grew up living here and attended Panther Run Elementary as a student, came full circle and bought a home of her own here to raise my two nephews in. Now, with almost my entire immediate family living within the Grand Isles boundary, I find myself more invested than ever in making this community a great place to live and raise a family.

Originally from New York, I followed my parents to Florida in 2003 and after 17 years I now consider myself Floridian. My wife is also a former New Yorker however we met here in West Palm Beach 15 years ago. We love Florida and the year round outdoor leisure lifestyle. All three of our children were born right here in Wellington and our roots are firmly planted. The perspective that I bring is that of a working family man. It would be my honor to continue to offer ideas, opinions, and perspectives in line with what I believe benefits all families here. But that certainly doesn't mean that is the only demographic that I care about. I have a deep respect for all who live here and truly admire those who have lived here a long time. I've met many original owners and strongly believe they should continue to live comfortably and feel welcomed here for as long as they choose to. In fact, we all deserve the same privilege, indiscriminately.

I would like to thank you for taking the time to learn a little about me. I look forward to continuing to serve this community for years to come, so long as it's what the people want.

Sincerely,

Andrew Plevin