



Helpful Information

Official Grand Isles Website
grandisleshoa.org

Property Manager
Jim Pike
jimpikegrandisles@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



Winter Home Maintenance Tips

Clean Your Dryer Vents - But did you know excess lint build up not only effects your dryer's efficiency, but it is also a fire hazard? While it is super important to empty the lint filter every time, you should consider cleaning the venting system annually.

Clean and Degrease Your Oven - In colder months your oven probably sees a lot of action. With Holiday cooking and baking, plus preparing comfort foods for "Florida chilly" days, it can become quite a sticky mess. Cleaning your oven prevents smoking and fires and reduces strong food odors.

Wash Your Windows. Cleaning your windows brightens the house — a significant component for fighting the winter blues. Winter is also an ideal time to launder all window treatments which can hold on to allergens and dust.

Hello Grand Isles Residents!

Holiday Greetings from your Board of Directors!

The last nine months are unlike any before in our lifetime. We all have had to deal with life in a different way due to Covid19. Most of us in Grand Isles have made adjustments and moved on the best way we know how, others are struggling to cope with a new way of living. It is still anyone's guess how long Covid-19 will impact us.

In our community, the Board really appreciates our residents understanding that we have and continue to have to comply with CDC Guidelines set forth by our governing bodies. We thank you for dealing with our rules as they pertain to our pools, gym, and clubhouse availability. For example, the gym can only be open when our property manager is on-site to ensure the signing of the waivers. Your understanding of our potential liability as a community, thus requiring signed waivers each visit is appreciated. The CDC Guidelines set forth back in March have not changed for us as an HOA. We cannot relax our enforcement thus exposing this community to potential liability. Please understand that we are doing our best to protect our residents and our homeowners from liability.

Board Meeting Highlights

On December 10th, at 7:00 pm the Board conducted a business meeting where only 15 residents attended.

The Board approved the 2021 Budget as it was presented in October and sent out to the residents at that time. We all will pay an additional \$20 dues per month, raising the monthly rate to \$180.00 for all homeowners and to \$227.00 for Carmel homeowners. You should be receiving your coupon books in the mail at the new rate anytime now.

We discussed that the week of December 14th that our new high impact doors will be installed as well as our new FOB system will be installed. You can start trading in existing fobs for new fobs, or purchasing additional fobs, anytime now. Jim Pike will be glad to assist you with this. The old fobs no longer work and our new fobs have the ability to identify who and when a resident enters our clubhouse. In our last mailing we sent out an application form to be completed for the fob exchange, the form is also available at www.grandisleshoa.org, and we are sending out another form in this mailing. Also, our common area sidewalks were pressure sprayed last Friday/Saturday and look much cleaner.



Board Meeting Highlights Continued

The following Capital Projects are planned for 2021:

- Back gate controllers replaced and new detector loops installed in late January or early February.
- Clubhouse roof and Carmel pool house roof replaced in April/May.
- Resurfacing basketball court and replacing backboards/hoops in March.
- Green screen on tennis courts fencing replaced.
- Northern border of our community to be worked on over several months starting at 120th street and moving east to the power lines.
- Cracked sidewalks will be replaced this coming summer.

Just as important, we continue to build our bank account cash flow and our Capital account as we plan to resurface our streets in 2025. We will continue to patch areas as needed prior to the replacement timeline.

The Board approved and adopted the Village of Wellington's Ordinance requiring all rental properties to be licensed with Wellington prior to approving a rental in Grand Isles. Homeowners who rent their property should be well aware of this requirement. A short term rental is considered to be six months or less. Grand Isles requires a rental to be no less than 120 days and only one rental per calendar year. We DO NOT allow short-term rentals such as AIRBNB, etc.

Effective January 1st, we will reduce the orientation fee for long term rentals or purchase in our community to \$150. Short term rentals will continue to have a fee of \$300. Davenport Management will continue to charge their fee for doing background checks for all potential residents 18 years of age or older. Estoppel charges occur at the time of a real estate sale closing.

Also, we must know who is residing in each house. In the event of any emergency, we have to know who and how many people may be in a residence. If you have adult children who have moved back into the house or a relative or a friend we must know. If Mom and Dad moved into your home with you we need to know. Register them with Jim Pike, our Property Manager. If you have someone living in your house that you are charging rent we must have a current rental agreement on file.

Annual Election Meeting

After our Board Meeting, we immediately went into our Annual Election Meeting.

We had two board openings this year and two existing Board members filed the paperwork to run again.

No other residents ran for these positions and we received zero proxy votes. A quorum of our residents was not in attendance.

Doreen Levy and Andrew Plevin remain on our Board for additional three-year terms.

The Board agreed to remain in the following positions:

President Doug Stark
Vice President Doreen Levy
Treasurer Alan Apfel
Secretary Lauren McPherson
Director Andrew Plevin

I believe this is a very good Board.

We disagree on many topics but always work them out and reach a consensus and move on to the next business item. We get along very well which is important. We want the best for Grand Isles without personal agendas.

That concluded the evening's business and the meetings were adjourned at 8:45 pm.





Girl Scout Cookies



If Girls Scout Troops wish to coordinate a Saturday morning cookie sale at our clubhouse parking lot, please call Jim and discuss dates and times. as Grand Isles does not allow yard signs or soliciting door to door.

It would be best if we could schedule a Saturday at a designated time to encourage our residents to go to the parking lot to buy Girl Scout Cookies where we have Troop Leader supervision and traffic control. I have no idea how many troops are in our community, but we would do our best to accommodate everyone. However, we know this is a competitive fundraiser for the organization and hope the Troop Leaders can find a schedule that is fair for all who participate.

According to girlscouts.org, "Did you know the Girl Scout Cookie Program is the largest girl-led entrepreneurial program in the world? It's true—and it's pretty amazing! When you buy delicious Girl Scout Cookies, you're helping girls fund life-changing programs, experiences, and learning for themselves and their troops all year long. These experiences broaden their worlds, teach them essential skills, and launch them into a lifetime of success—whatever that means to her."

Future Community Events

I know so many of you have participated in and look forward to our Annual Garage Sale.

So when we get released from Covid-19 guidelines we would like to have a neighborhood Garage Sale, as we have had in the past, (as long as Art Jacobs is willing to organize it for us.



We are not accepting reservations for our clubhouse at this time.

Volunteers Needed

We are asking for individuals to volunteer for our two committees, the Architectural Control Committee, and our forming Social Committee. The ACC would require one meeting a month (less than an hour) and the social committee is in limbo until Covid-19 requirements are removed.

Please let Jim know if you would like to serve on either committee. If we are allowed to, we would like to have several social activities in 2021. Your ideas and help would be appreciated and welcomed.

Evergreen

Our new landscape company, Evergreen is off to a great start in their first two weeks. Lots of work being done cleaning up and trimming areas as well as working on our irrigation systems. You should already be able to see the improvement.



Rules and Violations

We are volunteers. There is only so much time and effort that can be allocated to enforce the rules. We are reaching out to all homeowners to self govern and abide by the rules that you signed and agreed to when moving into the Grand Isles. Our property management has been instructed to write violation letters vigorously and enforce our rules. The Board is unwilling to grant any exceptions to any violations after the fine has been levied. If you haven't already, please take full responsibility for your home and your lot's appearance 365 days a year. Your neighbors will like you better for it and your home's value will increase.

Help Us Go Green!

Also in this mailing please find a form with instructions on signing up for our website which now has 325 residents on it and lots of great information and photos of our community, another form to sign up for Gate Access at **GateAccess.net** which allows you to control your guest list for entry to the community, and the Key Fob form for our new FOBS which I previously mentioned.

Our next newsletter will be sent via email to those residents who have requested it sent that way. For those who requested to view it online, you will not receive a hard copy. Thank you to those for helping to reduce our mailing expense. The rest of the residents will be sent out a hard copy via US mail. Please let Jim know if you are willing to convert to email delivery. Of course, we will always send out future announcements for Annual Meetings/Elections and Budgets by mail.

Living in an HOA Community Reminders

I recently went back in our files and read the newsletters of past Presidents Richard Tolbert and Kevin McSweeney. They had the same good intentions that I have. They wrote about many of the same issues I have over the past year and a half. Since it appears that those of you who take living in an HOA with rules seriously and comply are probably tired of reading about trash cans, illegal parking, bad landscaping practices, etc. I am going to write much less about those issues. We now understand that a certain percentage of homeowners don't take our HOA rules and regulations seriously and only comply when they get a violation letter(s). Then, some not even after letters. Then some say they didn't receive the notice and don't want to pay the fine.

Homeownership comes with responsibilities. You have to pay your mortgage, your real estate taxes, your HOA dues, and your utilities. I am going to view all residents as responsible adults who have functioned successfully in life to own a \$350,000 to \$650,000 home in Grand Isles. You should easily be able to identify when your roof, driveway, or sidewalk needs to be cleaned. You should be able to return your trash and recycling bins to an unseen location. You are required to maintain a "first-class yard", which includes both front and back, in appearance. These things are what keeps our community looking pristine and desirable which we all should be proud of. You should know our parking rules and our speed limits.

We have a form on our website, **www.grandisleshoa.org**, to register complaints and concerns if you wish to bring an issue to our attention.

In Closing

The Board wishes all the best to everyone this holiday season!

Thank you for your time. Let's hope for a Covid -19 free 2021 at some point.

Doug Stark



Dear Residents,

PLEASE REGISTER ON THE RESIDENT PORTAL ON OUR WEBSITE at

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



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

jimpikegrandisles@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 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 jimpikegrandisles@gmail.com.

☐ I choose to receive HOA information on the Grand Isles HOA website at 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: _____

GateAccess.net is a premier website that allows residents of member communities to access certain parts of their file's information. The specific areas available are decided upon by the HOA, and differ from one community to the next.

HOW DO I LOG INTO THE SYSTEM?

Using any standard web browser (Internet Explorer, Firefox, Chrome, etc.), navigate to www.GateAccess.net. At the login screen (Figure A), select your community code from the drop-down list (typically the abbreviation of the community name), and enter your home phone number (10 digits ONLY, without spaces, dashes and parenthesis). Your code number can be obtained from the management office or security. Once done, click on the LOGIN button. Upon a successful login, the OVERVIEW page will open up, with community news and important phone numbers.



Figure A

HOW DO I NAVIGATE THE WEB SITE?

On the upper part of the screen you will see a tab selection bar that allows you to access the different parts of the system (Figure B). Click on the desired tab to review and edit your information.



Figure B

HOW CAN I CHANGE MY USER NAME AND PASSWORD?

Navigate to the LOGIN INFORMATION tab (Figure C), and enter a user name that you'd like to use as well as a password that you will remember. If the user name that you selected is already in use, the system will let you know so you can pick a different one. Follow the guidelines on the page in order to select a valid user name and a strong password.

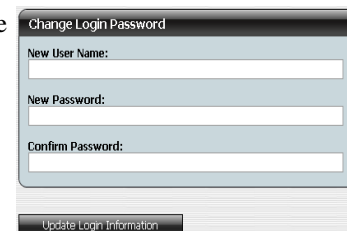


Figure C

WHERE CAN I GET HELP ON SPECIFIC TABS (GUEST LIST, ENTRY LOGS, ETC.)?

At the bottom right corner of each page you will find a HELP button (figure D). Clicking on that button will generate a pop-up screen detailing information regarding the open screen. Use this information for help or questions regarding editing, deleting or adding data.



Figure D

WHY CAN'T I EDIT CERTAIN INFORMATION?

While editing your guest list or emergency contacts, for example, is authorized by the community, other areas of the system are viewable-only. For example, the list of entries to your residents or the description of your vehicles and access control devices are only managed by the system data administrator (typically the property manager).

WHERE CAN I GET ADDITIONAL HELP?

If you have any questions regarding the DATA itself, as it appears on the web site, you will need to contact your property management company, as we only provide the facility to update information and do NOT have access to the actual database. If you have questions regarding the website itself, or need further help with specific tasks, please write us at Support@abdi.net, and an Engineer will get back to you. Do not forget to specify the name of your community, as well as the description of your problem and your contact information.