



### 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  
8:00 am - 5:00 pm



### Fascinating February Facts

February is the only month where it's possible to go the entire time without having a full moon.

The odds of being born on February 29th are about 1 in 1,461. Those born on a leap day can be called a "leaper" or "leapling."

It was in February 1964 when The Beatles made their first American television appearance on the "Ed Sullivan Show." Over 73 million Americans watched!

There is only one play that mentions February. This is hard to find if any play mentions February in its content. Surprisingly Much Ado About Nothing by Shakespeare is the only play that mentions February. This is not the case with other months of the year.

## Hello Grand Isles Residents!

### Board of Meeting Highlights

February 18th (last night) we held our first meeting of the year with about 12 residents in the audience. Attendance has been low due to COVID-19 concerns and that is very understandable. We do practice social distancing and wearing face masks and have hand sanitizer available should you wish to attend in the future. The clubhouse is frequently cleaned and sanitized. The meeting was called to order just past 7 pm. All five board members were in attendance. The reading of the last meeting's minutes was waived.

Treasurer Alan Apfel gave a brief review of the Year-End 2020 financial report, as well as the Month End financial report for January 2021. Our year-end cash flow position is just over \$100,000 better than the end of 2019; improving our cash flow was one of our goals. Also, at year-end 2020, we were favorable to our budgeted spending by \$50,000, versus 2019 finished overspent by (\$79,000). Since the beginning of the HOA, when Grand Isles was created, the year-end financial report showed if the HOA overspent or underspent for the year. This amount carries forward each year. At the end of 2020, we now have retained earnings of a favorable \$33,000 versus at the end of 2019 our retained earnings were a negative (\$84,000). This is an improvement of \$117,00. We now have more money on hand which has caused us to open another bank account, so that we remain within the FDIC guidelines so that our money is insured. This was handled by Davenport Management. The only way to accomplish this and to make all the improvements we have was to increase our dues over the past two years, but you can easily see the results, both physically in the community and in our improved financial position.

We had no Old Business to discuss, so we moved on to New Business.

- The Board approved for **Mark and Son Roofing and Construction** to replace our Clubhouse roof and the Carmel Pool Bathrooms roof. We had several bids and they ranged from \$105,000 to the \$62,000 bid we accepted. The Capital Budget for our Master will be charged \$56,000 and the Carmel Capital Budget will be charged \$6,000. The project will begin Monday the 22nd of February and the tear-off should only last two days. Then, when the tile is delivered, it should take about 4 or 5 days. We expect to have the project completed prior to Spring Break. If it is not, we will halt the project during Spring Break week so residents can enjoy our pools. Mark and Son come highly recommended.
- After a year of working with and trying to get our current security company (Allied) to greatly improve their attendants' performance, we have concluded it was a futile effort and have interviewed five companies to replace Allied. Last night the Board approved the contract with **APB Security**, to begin at 7 AM on Monday, March 1, 2021.



## Board Meeting Highlights

- a. APB is a family-owned company headquartered in Jupiter and has grown tremendously over its 20-year existence; the owner has 40 years of experience in law enforcement and security, including many years managing security for FPL's power plants. We believe a local family-owned company, who is responsive to its customers' needs, will be a great improvement.
  - b. They have hired and are training our future gate attendants now and will be ready on March 1st.
  - c. Residents need to be prepared and your guests need to know that everyone must provide a driver's license every time through the guest line to enter, regardless of who you are and how many times a day you use the guest line. Residents need to have a vehicle bar code. We anticipate longer-than-usual wait times initially until everyone understands you will no longer be waved through with no questions asked.
  - d. Please use the Gate Access app and put your vendors on as permanent guests so you get a text message that they have arrived. This way, the attendants won't have to call you to ask for permission to allow them in, which slows the whole process down for everyone. In order to get text messages, you must enter your cell phone number, instead of a landline, on GateAccess.Net. Gate Access is a great tool for all of us.
- Our Basketball Court will be resurfaced in the next 3 weeks and then we will replace the backboards, hoops, and nets.
  - The Tennis Courts will be getting new nets in the next 3 weeks and new green nets on the surrounding fencing. Court resurfacing will be budgeted for 2022.
  - The Guardhouse roof will be pressure sprayed on Monday, Feb. 22nd.
  - The Monuments at our entrance, on Lake Worth Road, and at each entrance of our communities will be pressure sprayed on Feb. 22nd and then will be painted during the balance of the week.
  - High-impact glass has been ordered for our guardhouse; installation is expected in May. This includes the glass on the front of the building as well as the small window in the back. The side doors have already been converted. Now, if we have a severe weather event, we will not have to shutter the guardhouse or wait for it to be reopened after an event.
  - In April, after the roof replacement at the clubhouse, we will replace the fencing around the pool area. The Carmel pool fencing was replaced around 2007 and it does need replacement yet.
  - A resident recently made a records request for all our documents and it is our understanding that the transaction was completed in a timely fashion. The same resident made the same request a few months back and was provided the information.
- We are happy to provide any homeowner records that you are entitled to review. This board has nothing to hide and, through board meetings and newsletters, we try our best to keep you informed of what is going on in our HOA.
  - Fire Pits have become a topic of discussion after the brief cold spell where people were smelling smoke and wondering what was on fire. A review of the Village of Wellington's guidelines on fire pits shows that they are required to be placed at the rear or side of your home and must be five feet inside of your side or rear property lines. Remember our easement requirement behind homes as well. Under no circumstances are fire pits allowed in front of homes. Also, if a fire pit is a permanent structure you must get a permit from the Village as well as approval from our ACC prior to installation.
  - Regarding violation letters, we have six homeowners who have not made the required corrections after receiving two letters in the required time period. Thus, the violations are now forwarded to our Fining Committee for enforcement.
  - **Solitude Lake Management** has had a crew in to clean up much of our Preserve areas; they removed a lot of unwanted plant material. Solitude also is removing coconuts from our ponds, as we have given up on asking residents to remove coconuts from their property that have fallen from their trees. Our ponds are looking much better since we changed vendors.
  - **Evergreen**, our new landscape company, is doing a fine job and we are receiving a lot of positive feedback from residents. They will continue to get better as they get used to our property. They will complete the work on our northern border in the next two months. They have trimmed a lot of 12 and 14 ft. tall hedges to 6 or 7 feet, which will allow them to better manage the hedges. Those that have been trimmed recently and look woody and not green will fill in and look great in a couple of months.



## Landscaping and Back Gate

- We will be starting a landscape project to improve the appearance of our common areas in the next couple of months. This project is expected to last a couple of years, due to budget constraints. We will start near our entrance and will continue to all the common areas at each community's entrance. In some instances, such as center islands, we may initially remove the bushes in the center islands and sod or mulch over the islands, then make additional improvements at a later date.
- New flowers have been installed; we have altered the sprinkler schedule temporarily, so the new plantings get plenty of water during this dry season. Once rainy season starts, we can get back to just evening sprinkler timing. We are sorry for any inconvenience the sprinklers might cause but if we don't water the flowers regularly, then we get complaints that we are killing the plants. Seems we can't win sometimes.
- Our back gate system has been a source of frustration for many, including the Board and Property Manager, for the past 4 months. Everything that could go wrong has, and not at the same time. Last Fall, we budgeted to replace everything but the gates themselves early this year. We could write a book on all that has happened with the back gate, but I will spare you. We are told that the gates should work fine now, with the exception of when residents or guests tamper with the gates, which does happen and happened last week and was caught on video. We have a service contract with our current service company, which has saved us some money during this phase. However, to hopefully save this community from future frustration, we will start the process of interviewing other companies who can maintain our gate system. We are confident that the worst is behind us and we deserve months of improved gate performance.

## Rental and Purchase Application Update

The Board has updated the application form for potential new homeowners and new renters. We have eliminated some information requests, such as social security and drivers' license numbers because the HOA is not entitled to this information. However, in order to do background checks on every home occupant who is 18 years or older, Davenport Property Management will require applicants to provide that information to them. The Village of Wellington requires every homeowner who wishes to rent their home to register with the Village and obtain a Rental License. Grand Isles will now require Rental Applications to include a copy of these documents prior to approving any rental. We have also reduced the application fee for new homeowners and long-term home renters. Short-term renters will continue to pay the current amount. The updates are currently in the hands of our legal counsel and, once approved, the changes will be implemented immediately.

## Florida Power And Light

Last September we had FPL install new street lights to upgrade to LED bulbs. Some residents were inconvenienced by the new LED being too bright. We contacted FPL and they will install blackout panels where we received these complaints. However, FPL has informed us that the new panels are on backorder; as soon as they are available, they will be installed at the addresses which requested them. After months of effort by our Property Manager, we were finally able to get to the correct department at FPL and our request for a new street light to be installed at the southwest corner at the three-way stop sign southeast of our Clubhouse parking lot. A resident had brought this issue to us as it is a dark area in need of lighting. FPL's Planning and Zoning Dept. is now determining if this can be accomplished. We hope to get a positive response soon.

## Volunteers

We are asking for volunteers. We need 1, 2, or 3 to join our ACC groups. We need 1 or 2 to join our Fining Committee, and we need people that want to join our new Social Committee. If you are interested in any of these committees, please contact Property Manager Jim Pike by email at [jimpikegrandisles@gmail.com](mailto:jimpikegrandisles@gmail.com) or 561-333-5253 and provide him your phone number and email address and he will forward the information to the proper individual who will contact you and give you details of what is involved. Thank you in advance for wanting to volunteer for the betterment of the community!



## Resident Voices Heard

- Recently a homeowner filed a concern over a very large dog that had acted aggressively toward her and her small dog. We are enclosing a page from our community by-laws regarding animals; all residents should read this and abide by your community rules. Animals must be leashed (on a leash no longer than 6 feet) when moving about the community.
- A resident spoke about the need for common courtesy in the community as it pertains to navigating our sidewalks. He reported that older people, sometimes walking their pets, are forced off the sidewalk by young people who are on bikes, skateboards, or in groups. We realize it is highly unlikely young people are reading this newsletter, nor does the HOA Board have an interest in rearing others' children, so we ask all parents to discuss etiquette and common courtesy and being respectful to older individuals in our common areas in Grand Isles.
- A resident requested an exception to use the clubhouse. Unfortunately, the HOA is still operating under the same CDC requirements that were imposed by the government last year. This means that we have not changed our guidelines provided to us by our legal counsel. The objective is to not put our HOA in a position of legal liability. This means we will continue to operate our pools and gym as we have been, requiring users to sign the waiver sheets each time they use the pool or gym. It also means we continue to keep the Clubhouse closed. It is not available for parties, card clubs, gatherings of any type. In order to conduct HOA business, we will have an occasional meeting such as Board Meetings which are required to be open to our homeowners, plus meetings with our vendors or potential vendors. Our Property Manager will continue to be available to our residents to conduct our business, such as residents getting new fobs, auto barcodes, ACC requests, etc.

The board is not being cruel to our residents by limiting the use of our facilities; we are simply trying to protect you the best way we know how. Because the HOA does not have employees, it limits our flexibility in the hours facilities are open. There is no such thing as COVID-19 insurance because it is considered a pandemic; thus, if this community were to be sued by someone for getting COVID-19 we are on our own with no insurance company to fall back on. This is everywhere, and not just Grand Isles. Some people think our liability has been relaxed and we need you to understand nothing has changed for HOA's.

- A few months ago, a concern was lodged about how long a storage pod could be at a resident's property. We checked with the Village and chose to support Wellington's guidelines: a "POD" can be stored on a resident's driveway, not blocking the sidewalk, for a maximum of seven days and can be done by a homeowner no more than two separate times per year. If a resident has a major remodeling, such as new flooring, that cannot be completed in seven days, you must submit a written request to the Property Manager explaining the situation. The Board will review and make a judgement on the request.
- We discussed that our Annual Garage Sale which was canceled last Spring should be shelved for a few months and possibly occur this fall if CDC guidelines permit and residents will participate.

## In Closing

We have sent out forms with each newsletter lately asking if you would like to receive the Newsletter by email, continue receiving a hard copy, or that you wish to read the Newsletter by going to our website: [www.GrandIslesHoa.org](http://www.GrandIslesHoa.org). This will be the first newsletter that will be going to approximately 200 homeowners via email. We thank you as this will greatly reduce our postage fees. Also, our great website created about a year ago now has about 360 residents signed up and using the site for information and communication. Thanks for helping make it a big success!

We had a lot to share with you as many improvements are taking place. Until next time, take care, and be kind to your neighbors.

Thank you,  
Doug Stark and your Board of Directors

## ANIMALS

1. No animal of any kind shall be kept within the Community, except for normal fish tanks and/or up to two (2) domestic pets (i.e., dogs and cats) which may be kept harbored in a Home or on a Home Site, so long as such pet(s) do not constitute a nuisance.
2. No animals of any kind shall be raised, bred, or trained within the Community.
3. All domestic pets shall be registered with the Association.
4. **No animal shall create a nuisance.**
  - 4.1. The determination that an animal kept or harbored in a Home or on a Home Site constitutes a nuisance will be by the Board and shall be conclusive and binding on all parties.
  - 4.2. When the Board gives notice of removal, the animal shall be removed from the Community within seventy-two (72) hours of giving the notice.
5. All animals shall be kept only in the Home or within a fenced yard area.
  - 5.1. The animal shall not be tied out on the Home Site, nor in the Common Area(s).
  - 5.2. The animal shall not be left unattended in a yard, or on a balcony, porch, or patio.
  - 5.3. No animal runs or enclosures shall be permitted on any Home Site, except:
    - 5.3.1. Where screened from view, and
    - 5.3.2. Approved by the Association, and
    - 5.3.3. Does not create a nuisance.
6. **No animal shall be permitted outside a Home Site except on a leash.**
  - 6.1. **Leash shall be no longer than six (6) feet.**
  - 6.2. No animal shall be allowed to defecate and/or urinate on a Home Site other than that of the animal's Owner.
  - 6.3. No animal shall be allowed to defecate and/or urinate on the street, sidewalks, or other paved surfaces, swales, or other easements, nor on or about the Beach Club and its facilities, nor on or about the Cannel pool or its facilities.
  - 6.4. The owner or person walking the animal shall clean up and remove ALL matter created by the animal.
7. **The Owner of any animal shall be responsible for all activities and acts of the animal.**
8. Notwithstanding anything to the contrary, seeing-eye dogs shall not be governed by the restrictions contained above, provided the animal is being used for assisting a visually impaired resident of the Community.



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