



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

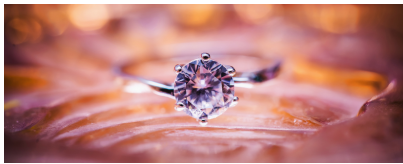
Gatehouse
561-333-0728

Guest Gate Access
Please register guests, opt-in for texts/email alerts at gateaccess.net

Clubhouse and Carmel Pool Hours
Open 7 days a week
Dawn to Dusk

Clubhouse Hours
8:00 am - 5:00 pm

Fitness Center Hours
Open 7 days a week
7:00 am- 11:00 pm



April Fun Facts

Diamond is April's birthstone.

April 2, 1792 - The US Mint was established in Philadelphia, Pennsylvania.

April 3, 1956 – Elvis made his first of two appearances on the Milton Berle Show.

April 17, 1964 - Ford unveiled their first Mustang, costing \$2,368.

April 22, 1970 - The first Earth Day was celebrated.

April 7, 1998 - The Open Source Summit event was held in Palo Alto, California. This was a pivotal event significantly boosting the idea of free, public developed (open-source) software.

Hello Grand Isles Residents!

The Home Owners Association Board Meeting was conducted as scheduled at 7 P.M., Thursday, April 15th at the clubhouse.

The meeting was called to order, a quorum of Board Members was in attendance; Lauren McPherson was unable to attend due to illness.

A good number of residents attended, and it was great to see and meet some new attendees.

Last meeting's minutes were approved, but not read, and Treasurer Alan Apfel gave his report.

Old business that was discussed:

1. The successful completion of the roofing projects at the Clubhouse and the Carmel Pool House.
2. FPL installed several requested blackout panels on light poles residents felt were too bright on their houses.
3. Repairs are ongoing with the Carmel sprinkler systems. Our last landscape company left the system in disrepair and Evergreen is doing a fine job getting everyone up to speed. This has been a challenging season with very little rain to support our irrigation system and the lakes are quite low as we can all see. A great deal of progress has been made as they work to get everything operational.
4. Our lake fountain east of the clubhouse is down due to replacing the fountain motor. It requires a motor only available from the fountain manufacturer in Wisconsin. When it arrived, we discovered we needed to replace the 350 ft. of underwater electrical line as it malfunctioned. When we started the motor, we discovered it was not operating at its full capacity. So, now, that motor has been sent back to Wisconsin for repair and will be back in a week or two and will be running properly again.
5. Three yoga classes have taken place as of now and the participants are very pleased. About 20 or so have been participating each week and we encourage anyone who would like to participate to please do so. The time has been 9 am on Saturday mornings, weather permitting, of course. We are scheduled for another five weeks and then will reevaluate the activity to determine if it will continue as a community event. It is coordinated by our Social Committee and the class instructor is a Grand Isles resident.

New business was then discussed.

1. At the front entrance, high-impact glass windows will be installed in mid-May. It should be a one-day installation. It will be difficult for our gate attendants to perform their duties that day as they may not have access to their computer and phone at times. We all need to understand the circumstances and show some patience that day, please.
2. The opening hours of the clubhouse, gym, and pool were discussed, and we reviewed our banners that are posted at our common area locations. Everyone in attendance seemed to be pleased with the changes and the hours.
3. We will be replacing the fencing around our clubhouse pool area and installing a new fob system at the two pool entrance gates. This is the same fob system we are now using to enter our clubhouse. It allows us to control the hours the gates are unlocked as well as document whose fob is being used to access and at what time. This tightens our property security.

New Business Continued

4. We are installing new cameras to view our tennis court area and the entrance area at our back gates. The tennis area has recently been vandalized and we have had to replace a gate and have ordered repairs for our east tennis netting, which has recently taken a beating. The camera for the back gate area is to better show what is going on before the entrance when vehicles pass through the arms and gate into the community. Everything has been replaced at the back gates and they are working well but are still having some issues. We want to see what is going on and who is involved. We have film of cars who are sneaking in behind the previous vehicle, and the sensor loops in the street recognize two cars have passed through but only one has a barcode. This has caused false readings for the system and it shuts down. We are installing a license plate reader at the entrance of the back gate to identify who is improperly using the gates. Also, our gate service company feels that someone could be messing around with our back gate system, so we want to observe what could be going on back there. We want the gates to work as much as can be expected with minimal down time.

5. The Board approved one individual to the Fining Committee and one alternate, should a member not be able to be available at the time of a meeting. It is a three-person volunteer committee of homeowners.

6. The Board approved for a homeowner who is ninety days past-due to receive a letter informing them their common area rights will be removed, including the deactivation of their vehicle barcode.

7. Homes who have gone through the process for violations and still have not made the necessary corrections were approved by the Board to go to the Fining Committee. We would prefer to have the improvements made, rather than collect the fine.

8. A streetlight at the unlit corner at the T-intersection southwest of the clubhouse has been approved by FPL and will be installed in their timeline. Our cost is to bore a line under the street to run electricity to the new pole. Many residents have expressed a desire to have better lighting in that area. It will be a good improvement for the community.

9. The subject of retaining walls behind homes before the easement was discussed. The Board doesn't feel this community has any situations warranting retaining walls, thus they deferred the topic to be directed to the Village of Wellington for any future homeowner requests. Our Architectural Control Committee is not the place to initiate a request to create such a structure but does need to be involved. Requests for installation of a retaining wall must be sent to the ACC, following Village approval.

10. A resident requested we send out the page we sent out two months ago about pet rules because people are not picking up after their dogs. This is unacceptable. Everyone knows this is unacceptable. Pick up after your pets or get caught and be told to remove your dog from the community. We all should be able to walk in our own yard without stepping in your dog's poop!

11. A resident brought up a concern about people feeding wildlife in our neighborhoods. Please do not feed your pets outside as it attracts raccoons, opossums, rats, and more. We have designated Wildlife areas in our community, but let's not make our yards a haven for the wildlife. Feeding any wildlife is against our rules and will be subject to fines if you are caught. Everyone has a camera phone. With no further business, the meeting was adjourned.

Landscaping and Lakes

To get our community ready for the season, Evergreen has trimmed all our palm trees; they will do so again this Fall, along with many hardwoods. The completion of the northern border project (tree trimming, fence removal and replacement, and new clusia installation), behind the easternmost homes in Sausalito, is on schedule for June completion. Then, Evergreen will begin a two-year project of improving our common areas at our front entrance, on our center aisles, around our clubhouse, and at our neighborhood entrance monuments. Their regularly scheduled fertilizing, herbicide, etc. and trimming bushes is ongoing and new flowers will be installed in May. New sod will be installed in areas that need to be tightened up under trees, mainly along Lake Worth Road. The common areas continue to look better and better. Rain will help!

The lakes are looking much better than a year ago and just need water to fill them.

Kids and Vandalsim

Young kids, mainly boys, ages 10 to 15, up to 10 at a time, are hanging out at the pool after closing hours and hanging out in the kiddie play area, on the equipment intended for young children. Also, we see kids climbing on our monuments which should never happen. We are experiencing some vandalism and lots of bottles, cans, and debris in our common areas. We were all young and bored once. Parents, please speak with your kids, help find them things to do. When our community assets are damaged or require replacement, we all share in those costs. Explain that to your kids, please.

In June, we will have the basketball court resurfaced. We ask that items that can damage the new surface, like skateboards, not be allowed on the basketball or tennis courts.

Social Committee

Our new Social Committee needs volunteers. If you have the time and wish to help make Grand Isles a better place to live, socially, please notify our Property Manager, Jim. Call him, or send an email, and he will pass your information on to the committee.

Our next Social Committee function will be **May 5th, a Cinco De Mayo event** in our clubhouse parking lot. The parking lot will be blocked off and a Mexican Food truck will be on one side of the parking lot and a Dessert Truck will be on the other side. Tables, chairs, and trash cans will be available for those who want to socialize and meet neighbors. These food trucks are licensed and insured. The timing is tentatively set for 5:30 pm to 8:30 pm. We will be promoting this event on our website, our Facebook group page, via text messages, email to those who opted in, and on our message boards at our entrances. We hope this is a huge success as we would like to see more of this type of event coordinated by our Social Committee. This is not a free event, so come buy dinner and meet some new friends!

Resale and Rental Page Coming Soon

Soon we will add a tab at the top of the front page of our website (www.grandisleshoa.org) to assist our residents and their REALTOR® when buying, selling, or renting in our community. This tab will provide those who are anticipating one of these opportunities all the information you would need to execute a purchase, sale, or rental in Grand Isles. It will include the cost of initial fees for background checks, new resident application fee, monthly dues, and estoppel fee at closing. It will include the entire packet for applying to become a resident in Grand Isles, including the required Village of Wellington Rental License forms, for owners planning to rent out their home. It will include the New Resident Information Welcome Packet and the Architectural and Landscaping Community Standards Packet. This is a huge purchase in one's life and we hope to make it a better-educated decision for prospective residents and their REALTOR® who deal with many communities and often know little about our community.

Front Gate

Lastly, the entry process at our front gate appears to be smoothing out as time passes. Residents, guests, and vendors all seem to understand by now that they must provide a valid, actual driver's license at the guest line and they must know who they are going to visit and their address. This is not asking too much. Once again, we are including the Gate Access sign-up information for you with this newsletter. Please use your cell phone number as your primary phone number when signing up as that is the only way we can send you a text informing you a guest has arrived at the gate. If we all use Gate Access and register our vendors and guests/family, the wait at the gate will be minimal. However, each time someone isn't registered, and the attendant has to call you and you don't answer, it delays everyone in line and your vendor or guest is turned away. Please, register all your vendors and guests. You can change your list as often as you wish. Also, understand that many vendors use one name and address to enter but then service another or many other residents, thus you won't get notified of their arrival if you aren't the one they mentioned when they came through the gate.

In Closing

Thank you for reading this newsletter and we hope you found it informative. Grand Isles is a fantastic community to call home and we are striving to make it even better. Volunteers are always needed.

Doug Stark and the Board of Directors.

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.

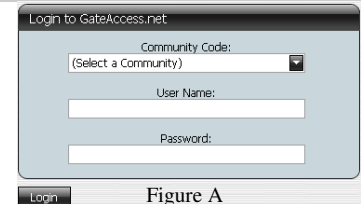


Figure A

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.

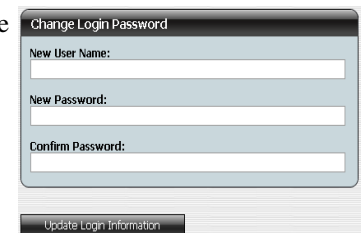


Figure C

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.