

Grand Isles At Wellington

**GRAND ISLES MASTER HOMEOWNER’S ASSOCIATION, INC.**

11585 LAKE ISLES DRIVE

WELLINGTON, FL 33414

561-333-5253

**BOARD MEETING MINUTES**

12-10-2020, 7PM

**In Attendance:** President Doug Stark, Vice President Doreen Levy, Treasurer Alan Apfel, Director Andrew Plevin, and Jim Pike, Property Manager. Secretary Lauren McPherson was absent.

1. **Call to Order:** Meeting called to order at 7:03 by Doug Stark
2. **Determination of quorum**: Four of the five members of the Board present
3. **Approval of Meeting Minutes:** Motion to approve 10-29-2020 Minutes without reading made by Doug Stark, seconded by Alan Apfel, voted All in Favor
4. **Treasurers Report:** November 2020 financials presented by Alan Apfel, with Doug Stark commenting that our cash flow is better than it was in 2019
5. **Old Business**
6. New clubhouse doors and entryway will be installed on December 14th and 15th
7. New Fob system to be installed on December 16th and we will begin exchanging fobs on December 16th
8. Common Area sidewalks to be pressure cleaned on December 19th and 20th
9. 2021 Budget Discussion and Vote. Motion made by Doug Stark to accept the 2021 Budget. Seconded by Alan Apfel, voted Doug Stark, Alan Apfel and Doreen Levy in Favor, Andrew Plevin opposed.
10. **New Business**
11. Brief Discussion of Projects for 2021
12. Rental License: The Village of Wellington requires a license to be obtained for all houses to be rented. Doreen Levy made a motion to add this to the Grand Isles Move-In Requirements. Seconded by Doug Stark, voted AIF
13. Grand Isles attorney Michael Gelfand recommended lowering the Estoppel Fee on Purchases and Rentals from $300 to $150. Doug Stark made a motion to lower the Estoppel Fee to $150, and the application fee for rentals with a term of six months or more to $150, and to keep the application fee at $300 for rentals of less than six months. These changes would go into effect January 1st, 2021. This motion was seconded by Alan Apfel, voted AIF.
14. **Open Forum**

1. **Adjournment:** Motion made by Doug Stark to adjourn the meeting at 8:15pm, seconded by Andrew Plevin. AIF

Approved:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_