

Grand Isles At Wellington

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

11585 LAKE ISLES DRIVE

WELLINGTON, FL 33414

561-333-5253

**BOARD MEETING MINUTES**

2-18-2021, 7PM

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

1. **Call to Order:** Meeting called to order at 7:01 by Doug Stark
2. **Determination of quorum**: All five members of the Board present
3. **Approval of Meeting Minutes:** Motion to approve 12-10-2020 Minutes without reading made by Doug Stark, seconded by Alan Apfel, voted All in Favor
4. **Treasurers Report:** Year End 2020 financials and January 2021 presented by Alan Apfel, with Doug Stark stating that we added a new account due to our bank balance being over $250,000
5. **Old Business**

No old business to discuss

1. **New Business**
2. **Replacement of Clubhouse and Carmel Pool-house Roofs** –Bids reviewed from Mark and Son Roofing, Oneal Jr Roofing, Coastal Roofing, Joe Ward Roofing, and Alltype Roofing. Motion made by Doug Stark to hire Mark and Son. Seconded by Lauren McPherson, voted All In Favor
3. **Replacement of Security Company** –Proposals reviewed from Associates Protective Services, Weiser Security, Securitas, and American Protection Bureau. Motion made by Doug Stark to hire American Protection Bureau (APB). Seconded by Alan Apfel, voted AIF
4. **Basketball Court** – Existing court will be resurfaced and an additional membrane finish applied to the court. Nets and basketball hoops will be replaced
5. **Tennis Court Nets and Fence Screening** –These are on order from 10-S, will be put on when they arrive
6. **Guardhouse Roof Pressure Spraying** –due to complaints made to code enforcement, we will be hiring Fiddler on the Roof to clean our guardhouse roof
7. **Painting of 11 Monuments** -- RCI Painting will be re-doing the community and Grand Isles monuments after pressure cleaning revealed the need to repaint
8. **High Impact Glass Installation at Guardhouse** –A Christian Glass will be replacing the front guardhouse windows and small back bathroom window with impact resistant glass. This will make the entire guardhouse fitted with impact glass
9. **Fencing Around the Clubhouse Pool** --Once the clubhouse roof has been replaced, J Garcia Aluminum and Fence will be putting a new fence around the pool. The gates will have strike pads that will work with the new clubhouse fobs
10. **Records Request** –a homeowner who filed a records request last August filed another one earlier this month. The request was fulfilled. All owners have the right to request official records of the Association.
11. **Updating of Resident Application Forms and Village of Wellington Rental License** --We are working with our attorney to update our application forms and eliminate repetitive items and things not advisable to be stated. We will be adding the Village of Wellington Rental License requirement to our forms as well
12. **Storage Pods in Homeowner Driveways** –Grand Isles will be following the Village of Wellington guidelines, allowing storage pods to kept in an owner’s driveway for a maximum of seven (7) consecutive days, twice per year. Any other requests would have to be brought before the property manager and approved in advance
13. **Fire Pits** –In keeping with the Village of Wellington, fire pits may be placed in the side of backyard, at least 5 feet away from the property line. Permanent fire pits need a permit and approval from the Village
14. **Street Light and LED Blackout Panel Updates** –New FPL streetlight was approved, is currently with Planning and Zoning. LED Blackout Panels are on back order, hope to be in by the end of February
15. **Pets in the Community** –Text from our Governing Documents was read, will be included in newsletter and on the Grand Isles website. Owners are encouraged to keep their pets on a six-foot leash and clean up after them
16. **Homes in Violation to Approve and Forward to Fining Committee** --list of addresses were read by Lauren McPherson. Motion to approve sending to committee made by Doug Stark, seconded by Lauren McPherson, voted AIF
17. **Late Additions to Agenda/Items for Discussion** --none
18. **Open Forum**

* Resident complained of children and youths on skateboards, crowding the sidewalks and forcing him and other older people off the sidewalk and into the grass. Wanted HOA to put out notices and advisements for parents to have better control over their children. Board thanked him for his input; responded that their responsibilities do not include raising other people’s children. Attendees suggested that residents all get to know their neighbors better
* Resident asked about allowing her child to sit with a tutor inside the clubhouse once per week to study. Referenced that the property manager stated the clubhouse was closed. The Board stated that the clubhouse is closed due to COVID-19 restrictions.

1. **Adjournment:** Motion made by Doug Stark to adjourn the meeting at 9:42pm, seconded by Andrew Plevin. AIF

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