



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
6:00 am - 11:00 pm

Fitness Center Hours
Open 7 days a week
6:00 am- 11:00 pm



May Fun Facts

Emerald is May's birthstone.

Anna Jarvis of Philadelphia, whose mother had organized women's groups to promote friendship and health, originated Mother's Day. In 1914, it was designated a national holiday by President Woodrow Wilson.

The Empire State Building opened its doors on May 1, 1931. At the point of its construction, it held the record for being the tallest building in the world.

The Golden Gate Bridge was opened in San Francisco on May 27, 1937.

Cinco de Mayo – a celebration of the day Mexico defeated the French in the Franco-Mexican War. It's also a day America celebrates Mexico's history.

Hello Grand Isles Residents!

The Home Owners Association Board Meeting was conducted as scheduled at 7 P.M., Thursday, May 20th at the clubhouse.

The meeting was called to order, a quorum of all five Board Members was in attendance.

Last meeting's minutes were approved, but not read, and Treasurer Alan Apfel read the Treasurers' Report. Our cash flow on paper is \$230,000 and \$108,000 is from prepaids. The means our true cash flow is a positive \$122,000. Considering a year and a half ago our only cash flow was prepaids, we are financially improving. Ideally, we want to build our cash flow position up to \$200k to \$250k over the next two years. This is based on the recommendations of our property management company and our auditing firm. The Grand Isles Equity or Retained earnings is currently at a positive \$108k. At the end of 2019, the Retained Earnings was at -\$84,400. This means we have improved the community's bottom line by \$192,400! This means that in the 23 years that Grand Isles has existed we have gone from a negative bottom line to a positive position.

Old business that was discussed:

1. The successful completion of the high-impact glass at the Gatehouse is completed. Now the attendants can be working at their posts without the interruption of panels being installed and then for them to be removed.
2. Our lake fountain east of the clubhouse has been replaced but still not working as designed. Another new motor has been ordered and we negotiated that this one stays in place until the new one arrives on June 2nd. Apparently, the current one had a malfunction and only operates at about half power.
3. Our Camera project is still ongoing. The rear gate camera needs its own separate electric line and not piggyback off the gate. Also, the cameras by the tennis courts are also on order.
4. The damaged tennis court gate has been repaired. The new netting has been installed and the crank has been replaced.
5. The Social Committee's yoga classes were/are a huge success. The last free day of Yoga is June 5th.

New business was then discussed.

1. Homes in violation were read and approved and are now forwarded to the Fining Committee.
2. The Board discussed and approved opening the clubhouse doors at 6:00 AM for those that would like to access the fitness center. The closing time remains at 11:00 PM.
3. The Board discussed the unapproved signage in the community. Vice President, Doreen Levy, pointed out that last year the Village of Wellington permitted signage for a term of 30 days due to the unusual circumstances, and was not aware of such permission granted this year. Beginning July 1st, all signage including For Sale/Open House signs, school signs, sports signs, etc. must be removed. Violations will be sent so please remove your unapproved signs before July 1st.
4. A new information tab has been added to our website for Resales and Renters. The Board would like to schedule a morning meeting with local REALTORS® for an informative discussion with refreshments. Details coming soon.

Social Committee

WOW! What a GREAT job by the Social Committee and the great turnout we had for our Cinco de Mayo Event! The community is proud to have been part of this exciting event and happy to see all the residents who came out to meet their neighbors and enjoy the festivities. The Board approved the Social Committee's next event on the 4th of July from 4 PM-8 PM. Two food trucks, a dessert truck, and other items were discussed. Once we have confirmation from all vendors, we will notify everyone via text, our website, Facebook page, and sandwich boards. The committee is still in the planning process of this event.

Resident Voices Heard

- A resident hired **A Plus Pressure Cleaning** to clean their property and had a bad experience. Most, if not almost all Pressure Cleaning Companies bring their own tank of water to do the job. The company employee opened up the fire hydrant at the neighbor's yard and used unauthorized Village water and nearly flooded the neighbor's front yard. **We ask that no homeowner ever hire this company as we do not want them on our property, ever.**
- A Carmel resident was walking their dog at 2:30 am and heard splashing at the Carmel pool. Upon investigation, the individual observed two teenage girls and two young men skinny dipping. The pool is closed after sundown. Parents or grandparents, please know where your kids are and take responsibility for their actions.
- A Carmel resident was swimming with family on a Sunday afternoon and when finished used the men's room. He discovered that an adult had defecated in the urinal and left it there. What kind of person would do this? It is the second time in the past six months.

Resident Voices Heard (continued)

- A young girl was observed by a resident climbing on the west Emerald Point monument and broke off the light fixture. We would like for the parents to contact the office and pay for the new fixture and repair bill for the Emerald Point damage.
- Residents have been reporting that a homeless person is residing in Carmel. We have located where this is taking place and have instructed the PBSO to remove this individual. We do not allow this type of activity in Grand Isles. If you see this type of activity please report it immediately to our Property Manager.
- We are finding empty beer containers left behind the monuments at Harbor Cove and Emerald Point. We do see young people congregating around the monuments regularly. Supplying minors with alcohol is a crime. This needs to stop now. Your kid taking your alcohol and supplying others makes you liable.
- Someone has removed and taken the Grand Isles logo from the monument entering Sausalito. Last year someone took off the letters from the Sausalito monuments but we recovered all but the dots for the I's which still haven't been replaced. Our Property Manager will be ordering replacements from Woodland Manufacturing.
- A local real estate company that manages property in Grand Isles is renting homes for six-month leases and then after the person leaves in three months or so, they treat the property as an Air B&B. Neighbors are seeing rental cars coming and individuals with luggage moving in and a week later they move out and new people arrive and move their luggage in. We are documenting this and intend to halt this illegal activity. We will not tolerate this and ask that anyone who sees this going on to take pictures, document dates, and license plates, and report it to our property manager promptly. If you are a homeowner and use this real estate company we advise you to stop immediately as we will no longer approve their rental applications. This scam must stop now. The Board is not opposed to rentals, but they must be legal rentals. As a reminder, a home can be rented only one time per 12 months. No fraction or part of the home can be leased, only the home in its entirety. Subleasing is prohibited. Therefore, the same renters are only allowed for the duration of the rental agreement. The minimum rental term allowed is 120 days in duration. (see 2000 Clarification, Interpretation, And Amendments to the Association's Rules and Regulations)

Free Services by our Residents

Kathy Quenneville has offered her free services as Republican Executive Committee Precinct Committeewoman. She can assist ALL parties with registering to vote and similar services. She can be reached at 978-502-5520 or KathyQ243@outlook.com. We would like to welcome any Democratic Executive Committee member in our community to come forward and also offer these free services. With so many new residents moving in from out of state this is a very helpful service.

Andrew Bernstein is an active participant in the Neighborhood Watch program and is encouraging residents to participate. Per <https://www.nnw.org/what-neighborhood-watch> "A neighborhood watch program is a group of people living in the same area who want to make their neighborhood safer by working together and in conjunction with local law enforcement to reduce crime and improve their quality of life. Neighborhood watch groups have regular meetings to plan how they will accomplish their specific goals and leaders with assigned responsibilities." Kindly contact our property manager at jimpikegrandisles@gmail.com and he will provide you with Mr. Bernstein's information.

Barcode Replacement

A reminder to those that have a barcode that may not be working all the time, please stop by the Property Manager's office to obtain a free replacement. The manager's office is open from 8 AM to 5 PM Monday - Friday. On days where we hold ACC or Board Meetings, the hours vary slightly. A free replacement will be given as long as the barcode is registered to the same vehicle in our system and privileges have not been revoked. Car washes, sun, rain, and other elements can cause the barcodes to no longer be read by our system.

Background Checks for Everyone in Household

We realize that over time family structures can change. A family moves in, the kids grow up and move out and then later move back in. Sometimes back in with spouses and kids. Sometimes, Grandma and or Grandpa move in to be cared for. Whatever the circumstances we must know who resides in our community. The majority of new residents move into Grand Isles because of the middle school and the elementary school so close and the very high rating of the Wellington Schools. We must have background checks on everyone who moves into the community. We cannot have any sex offenders in this community. Now, you may know that family members are not sex offenders, but the rest of us do not. Register everyone who is 18 years of age or older if they are not on the purchase agreement or lease agreement regardless of how long you have resided here. Davenport Management will conduct the background check for their fee. Grand Isles does not benefit financially in this process.

Alcoholic beverages are not allowed at our pools. It appears it is happening a lot at the Carmel Pool on the weekends. Please stop!

Real Estate Sales

We all know that the real estate market is on fire right now. Recently a home in Carmel sold for over \$400,000. A home in Harbor Cove sold for over \$600,000. Homes in our other neighborhoods are selling for over \$675,000. A home in Grand Isles is a great investment. Let's all take care of the exterior of our investment. Curb appeal is very important. Have a clean roof, drive, sidewalk, and take pride in your yard, bushes, trees, and mulch. Most of us will never be inside your home, but we see your home's exterior and yard multiple times a day.

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. As a quick reference, we have attached a page of "reminder items" from our governing documents. Volunteers are always needed. Please contact our Property Manager via email stating you wish to volunteer. We hope everyone had a safe Memorial Day and would like to take this time to recognize all the heroes that paid the ultimate sacrifice for our freedoms.

Sincerely,

Doug Stark, President

Doreen Levy, Vice President

and Your Board of Directors

Reminder Items in Our Governing Documents

(excerpts taken from 2000 Clarifications, Interpretation And Amendments To The Association's Rules And Regulations)

HOME SITE APPEARANCE AND MAINTENANCE

No signs, flags, banner, sculpture, fountain, solar equipment, artificial vegetation, sports equipment, advertisement, notice or other lettering shall be exhibited, displayed, inscribed, painted, or affixed in, or upon any part of a Home Site or Home that is visible from the outside without prior written approval thereof being first had and obtained from the Association.

1. No brokerage or For Sale / For Lease signs shall be allowed.

11. All lawns, landscaping, and sprinkler systems and any property, structures, improvements, and appurtenances shall be well maintained and kept in first class, safe, clean, neat, and attractive condition.

9. Pools, Spas, and Hot Tubs

9.1. All pools, spas, hot tubs, and appurtenances installed shall require prior written approval thereof being first had and obtained from the Association.

9.2. No above ground pools shall be permitted. No above ground spas, or hot tubs shall be permitted without prior written approval thereof being first had and obtained from the Association.

12. Homeowners shall maintain their Home Site and adjoining property to the edge of adjoining paved roadway, including swales and other easements adjoining the Home Site.

13. Home Site

13.4. All personal property of residents, except usual patio furniture, shall be stored within the Home.

13.4.1. No personal property may be stored on, nor any use made of, the Common Area, Home Site, or Home which is unsightly or which interferes with the comfort and convenience of others.

13.5. All landscaped areas, trees, and shrubs shall be maintained in a neat and healthy condition free of discolored, diseased, dead, or bare areas.

13.8. No weeds, underbrush, or other unsightly growth shall be permitted to be grown or remain upon any Home Site.

14. Trash

14.1. All solid waste shall be stored in garbage cans or appropriate recycling containers, which shall be maintained in a sanitary manner.

14.1.1. All such garbage cans and recycling containers shall be kept indoors or in an approved portion of the side or rear yard that is screened from view by walls, fences, or hedges.

14.2. Garbage cans and other trash or recycling containers may be placed at the curb no earlier than 6:00 PM on the day prior to scheduled pick up and removed from the curb no later than 11 :00 PM on the day of pick up. 14.3. No litter shall be allowed to accumulate or be thrown on the home site, common area, or street.

14.4. No solid or liquid waste, litter, or other materials may be discharged into/onto or thrown into/ onto lake or other body of water or the banks thereof.

HOME LEASES/RENTALS OR OCCUPATION BY NON-OWNER

1. Home may be rented to a non-Owner provided that:

1.1. The home is rented in its entirety to only one party.

1.1.1. No individual room or portion of the home may be rented.

1.2. No short term or transient tenants less than one-hundred twenty (120) days shall be accommodated in the home.

1.3. No home shall be subjected to more than one (1) lease in any twelve (12) month period, regardless of rental term.

1.4. Rental agreement shall be in writing and a copy provided to the Association.

1.5. The leasee shall receive a copy of the Declaration and related documents.

2. The Owner(s) of a rental Home shall have been deemed to have delegated its right of use and enjoyment of the Common Areas to the occupants or leasee's of that Owner's Home.

2.1. Such delegation or lease shall not relieve any Owner from its responsibilities and obligations herein or as provided within the Declaration.

COMMON AREAS

1. The Association shall operate and administrate the Common Area for the use and benefit of the Owners, except:

1.1. At Home Sites that adjoin water bodies, the homeowner shall maintain to the edge of the adjacent lake, canal, or other water bodies as such edge may change from time to time by virtue of changes in water level.