



Grand Isles At Wellington

GRAND ISLES MASTER HOMEOWNER'S ASSOCIATION, INC.

11585 LAKE ISLES DRIVE

WELLINGTON, FL 33414

561-333-5253

BOARD MEETING MINUTES

9/30/21 at 7PM

Located at the Grand Isles Clubhouse – 11585 Lake Isles Dr. Wellington, FL 33414

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

- I. Call to Order:** Meeting called to order at 7:02PM by Doug Stark
- II. Determination of quorum:** All five members of the Board present
- III. Approval of Meeting Minutes:** MOTION: Motion to approve the prior meeting Minutes made by Doug Stark, seconded by Alan Apfel, motion carried 5-0.
- IV. Treasurers Report:** September 2021 financial report presented by Alan Apfel, with additional information from Doug Stark.
- V. Old Business**
 - a. **Review of Remaining 2021 Projects** – Doug Stark advised of the following 2021 Projects that remain: New Fountain Installation/Current Fountain Relocation will be done before the end of this year; Sidewalk Repairs will be done within two weeks; Dead Common Area Trees will be removed and replaced; Palm Tree/Hardwood Tree Trimming to take place mid-October; Current Flowerbeds being cleaned out in preparation for new Annual Flowers; Front Gate Towers will be replaced in November, unless needed sooner; Basketball Backboards will be installed next week.

VI. New Business

- a. **Approval of New Volunteers** – Doug Stark read a list of residents who have expressed interest in volunteering for the Social Committee/Events. The residents were Doric Johanssen, Ana Hornby, Alla and Francois Grafman, and Tannia Carmichael.
MOTION: Motion made by Doug Stark to approved the volunteers to join the Social Committee, seconded by Lauren McPherson, motion carried 5-0.
- b. **Halloween Trick or Treat Hours:** General discussion about suggesting that the Trick or Treat Hours for Grand Isles are from 5:30PM to 8:30PM on Sunday, October 31, 2021. This is just a guideline; These are not required timeframes. Information will be put in Newsletter.
- c. **Garage Sale Update** – Arthur Jacobs gave a brief update on the Garage Sale advising that he will soon be speaking to the school to obtain the parking lot for cars.
- d. **Holiday Party** – Alan Apfel gave update about Holiday Party, advising that the date has been changed to December 12, 2021.
- e. **Supervision in Gym** – Doug Stark reiterated the rules and regulations using the gym. I had advised the homeowners present of the complaints I was receiving regarding unsupervised

children and teenagers (loud behavior, horsing around, dropping weights). We are going to get a new sign made and put it on the front of the Gym's entry door.

- f. **Parking Enforcement** – Casey Aprea advised the Board that in order to get a handle on the parking problems within the community, it would be beneficial to hire either a towing company or a booting company. Both companies do not charge the Association any fee for their business, as they make their income off of the individuals they boot or tow. Due to increased liability with towing, the Board decided they would prefer to boot illegal vehicles. MOTION: Doug Stark made a motion, seconded by Lauren McPherson to implement booting by No Go Booting Co. Motion carried 5-0.
- g. **Mailbox Refurbishment Notice** – The Board advised that mailbox compliance needs to be addressed in the upcoming months. There are many mailboxes that are leaning, faded, dirty, missing numbers or decorative scrolls. This will be mentioned in the upcoming newsletter – we are giving residents 30 days notice to come into compliance with their mailbox or they will start to receive violation letters and potentially be fined.
- h. **2022 Capital Items Review & Approval** – Doug Stark provided the Board with information on the proposed Capital Project items to be budgeted for 2022:
 - a. New Impact Doors (back doors) in Clubhouse
 - b. Installation of Hurricane Impact Windows in Clubhouse
 - c. Resurfacing of Tennis/Pickleball Courts
 - d. Annual Sidewalk Replacement Program
 - e. Painting the Exterior of the Clubhouse, Gatehouse and Carmel Pool House
 - f. Remodeling of the Carmel Pool House
 - g. Improved Lighting at the Tennis Court
 - h. Two Border Projects
 - i. Area between Carmel and Middle school – 1,150ft of Hedge and Fence removal, to be replaced with new fence and Clusia,
 - ii. Area East of our Entrance on Lake Worth Rd – 450ft of Hedge and Fence removal, to be replaced with new fence and Clusia),

MOTION: Doug Stark made a motion, seconded by Lauren McPherson, to approve the aforementioned projects in 2022. Motion carried 5-0.

- i. **Clubhouse Rental Experiences** – Doreen Levy advised the Board and residents present of her recent experiences with the last few Clubhouse rentals to include residents setting up/cleaning up for extended period of time, Items being removed from the Clubhouse walls, Furniture Damage, Dirty Floors and no presence of resident or someone in charge at the event(s). The Clubhouse Rental forms will be updated to address these issues accordingly and posted on our Website once complete. The Board discussed rotating the pre/post-inspections between all five Board members, so that each Board Member does two parties each. Lauren McPherson has volunteered to handle the upcoming parties on October 9th and October 10th. Next in rotation will be Alan Apfel, and then Andrew Plevin.
- j. **Accounts Receivables Update** – Doug Stark briefly went over the Accounts Receivables with the Board.

VII. Open Forum

- Various topics were brought up and discussed, nothing that required the Board to make a Motion or Vote on.

VIII. **Adjournment:** MOTION: Motion made by Doug Stark to adjourn the meeting at 9:00PM, seconded by Alan Apfel, motion carried 5-0.

Respectfully Submitted by: Casey Aprea, LCAM

Approved: _____

Doug Stark