



### Helpful Information

**Official Grand Isles Website**  
grandisleshoa.org

**Property Manager**  
Casey Aprea  
grandislespm@gmail.com  
561-333-5253

**Davenport Property Management**  
561-642-5080  
davenportpro.net

**Gatehouse**  
561-333-0728

**Gate Access for Guests/Vendors**  
Please register name and opt-in for texts/email alerts at [gateaccess.net](http://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



**Historically, September is the most active month for Hurricanes in the Gulf and Atlantic**  
**Hurricane Preparation Provided by Palm Beach County Florida**

- 1st Make a plan.
- 2nd Build a Kit
- 3rd Get Involved/Volunteer
- 4th Be Informed

Visit [www.readyabc.org](http://www.readyabc.org) and  
Download the free app PBCDART

Per the Village of Wellington,  
Wellington's Emergency call center is  
activated during storm events and  
may be contacted at 561-791-4000  
for storm-related information.

Download the "[Alert Me](#)" app  
available at your iTunes or Google  
Play stores. Use "Alert Wellington" as  
your registration code.

## Hello Grand Isles Residents!

Hello, fellow residents of Grand Isles,

We held a Board Meeting last night which was called to order at 7:00 PM. All five board members were in attendance. We waived the reading of the previous meeting's minutes. I then introduced our new Property Manager, Casey Aprea to the audience. Casey then spoke and gave the attendees a rundown of her past eleven years of work experience at Davenport Management, our management company. Casey started working at Grand Isles on August 23rd. We scheduled our August meeting late, specifically Casey could be present.

Casey is a very pleasant individual who is highly organized and well trained in managing HOA's. Casey is good at listening and taking notes, and her follow-through is excellent. Give her a chance to do her job and you will be very pleased. Treat her the same way you want to be treated and she will do the same. We expect her to be a great asset to our community. We need to give her some time to get acclimated to our community and to get up to speed on our projects, past and present. She and I will very soon get very involved with planning our 2022 Budget. This will include meeting many of our 37 vendors who provide services to this community.

Treasurer Alan Apfel gave our Treasurer's Report which indicates everything is in financial order as expected.

We then discussed Old Business, which was an update of our ongoing projects for the remainder of the year. Those projects are as follows:

- The basketball court was recently resurfaced and striped and we are about two to three weeks away from delivery and installation of new backboards and hoops. This will complete that project.
- FP&L has informed me that the long-awaited new streetlight at our main intersection will be completed next week. The light pole was installed about three weeks ago, but they now have to bore under the street and run low-wattage electricity to the pole. That intersection will finally have adequate lighting. Also, if anyone needs a blackout panel for the newer LED lighting that was installed a few months ago please let Casey know so FPL has your address. Most were taken care of some time back but they ran out of panels I'm told.
- The Northern Border project, (removing our old fence line and installing new fencing and clusia hedge where required) is about a week from concluding. The final truckload of debris along the fence line should be removed this week and the final clusia bushes will be installed. The area is much cleaner and looks so much better. Thanks to those homeowners in Sausalito for your patience on this project.

## Old and New Business Continued

- We are awaiting the permit approval to remove dead trees and to replace them with new palm trees. Four trees just east of the entrance gate will be replaced, one by the Carmel pool and one before the Carmel entrance by the pump station will be replaced. There were three trees along the Northern Border behind Harbor Cove that we have already removed; those will be replaced with Gumbo Limbo trees in the near future.
- We have replaced some gutters that were missing after the new roof installation on the clubhouse.
- The annual sidewalk repair project began two months ago, then, the project was halted by the Village because a resident turned in the HOA for not applying for a permit. Our contractor just received the permit approval, so we are now getting worked back into his schedule. It is my understanding that this contractor has done cement work in this community for about 10 years and he has never filed a permit to replace cracked sections. We were not fined for not getting a permit but just had to pay for the permit cost. It is unfortunate that someone thinks they are making me or the board look bad, thus making them happy. In reality, they are only inconveniencing the kids going to school, or others out for a walk, who must go around the repair areas for an extended time while waiting on the permit. We intended for this job to be completed by the start of school.
- In the past ten days, we have had two second-shift gate attendants terminated from working here. We expect every driver entering our community, regardless of how many times they enter daily, to provide their driver's license to the attendant so it can be scanned. Those are our rules, and we expect the attendants to scan every license and for you and your vendors or guests to provide a license each time you enter. Signs are posted at the gate stating we require the license to be provided.
- Also, residents are not allowed to just provide the gate attendants a written list of guests to "let them in" for a party or any other activity. It is up to every resident to enter your guests at **GATEACCESS.NET**. An attendant just lost his job for letting "guests" in our community based on a resident providing the attendant a list of people to let in for a party. He did not scan licenses or text the resident that they were coming in. He just waved them through if their name was on the list the resident provided him. We don't operate that way. Residents going through the resident gate, observing the attendant waving guests through the guest gate, don't care what "special" circumstance that guest might have. They must be scanned with their license. This includes Realtors showing homes with guests following them in.

New Business was then discussed.

- The Social Committee presented a proposal to organize an "Oktoberfest" event on October 1st from 6-9 PM. The plan is to have two food trucks and two desert trucks at the clubhouse parking lot. One truck would provide Oktoberfest type food, to include Brats and more, and the other may be a Greek truck serving Gyros, among other things. We may also have a roped-off "Beer Garden" for adults only. This would be supervised vigorously, and we will have a PBSO on-site as well. As this develops, we will be advertising the event on our website, **WWW.GRANDISLESHOA.ORG** and we will be sending out texts and emails as we get closer to the event. The Social Committee needs more volunteers. If you can volunteer, please contact Casey and she will put you in touch with the correct person.
- Next, we discussed our annual "Holiday Party" that Alan Apfel and his wife Beverly will coordinate. We didn't have this event last year due to Covid-19 but it has been a well-attended event in the past. Alan needs volunteers to help cook the hamburgers and hot dogs and to work the event. Again, please contact Casey to volunteer. We will have many activities for the kids, as that is the focus of this event. More information will come as we are 3 months away.  
Save the date of December 5th!!
- The Board approved moving the current lake fountain to the lake north of the back entrance, plus the addition of a bigger fountain for the current fountain location. This is planned to take place in late October or early November. Just in time for the holidays and our holiday lights at our entrance of the community!

## New Business Continued

- We were informed that our Insurance Broker Representative has moved to a new national insurance brokerage company. She is still in south Florida and we will likely move our policies with her to the new agency, Liberty Company. We have our attorney reviewing this, as we need to sign some papers to make the move. With past hurricanes doing great damage to the state and the recent Surfside Condo disaster in Miami, we are told that insurance premiums for HOA's and Condo Associations will incur huge increases. By making the change to a larger brokerage company, we feel that we will have more options for our insurance needs, thus minimizing our premiums as much as possible.

## Golf Carts

In the past three months, I have had four residents ask what we are going to do about golf cart use in our community. I have said that we were waiting for a Village of Wellington decision, as they have been reviewing golf cart use for some time. It appears that the Village is about to make its decision. However, most of their concerns are about golf carts and horses coexisting on the streets and sidewalks. We are not a golf community nor do we have horses in our community. I have reviewed what our past boards' statements have been to the residents and I see no reason to change anything. We as a board do not enforce traffic laws. The Village of Wellington and PBSO have every right, per a contract signed by a past Board President in 2003, to monitor our streets for traffic enforcement. All drivers within Grand Isles (car, motorcycle, or golf cart) are subject to the same laws as outside our community. As a resident, if you observe unlawful driving of any vehicle, or noise emanating from any vehicle, call PBSO at once.

## Golf Carts Continued

Calling the Property Manager is **not** the answer. She cannot write a ticket; she cannot enforce traffic laws, nor can the Board of Directors. We can and have sent letters to residents informing the homeowner that they have guest(s) who operate a vehicle in a loud manner and that it must stop, or they will not be allowed to enter our community. Lastly on this subject of golf carts, in the last newsletter, we asked for your input on golf carts in this community, good or bad. To date, we have received none. I don't think any action on this matter is warranted by the Board at this time as it does not seem to be an issue for more than a few people. No recommendations of change were ever registered to us.



We are planning to have our annual Garage Sale on November 7th from 9:00 am to 2:30 pm. As in the past, Art Jacobs has agreed to coordinate this well-attended event. The only cost of this event for the HOA is to pay for parking at Polo Park Middle School. The event is held on both sides of the street from our back entrance gates to Lake Worth Road. This is a great opportunity to sell that "stuff" in the garage you don't know what to do with. Trust me, your kids won't want it.

## Common Area Scheduling

We discussed that the first phase of our "Beautification Landscape Project" will begin in the next two weeks; it will last till the end of the year. Several common areas along Lake Worth Road, and at our entrance area, and into the community will be improved. The second phase will continue next year.

Also, we will be trimming our common area palm trees (approximately 550 of them) again this fall, as well as the hardwood trees that line our common area streets and common areas behind homes.

We will be mulching again in November, as well as pressure washing our common area sidewalks. The sidewalks in front of your home (and, of course, your driveway and swale) are your responsibility to keep clean.

## Fining/Meeting Adjourned

Board Secretary Lauren McPherson provided a list of seven homeowners who have ignored the two letters they have received to clean their roofs. The Board approved forwarding them on to the Fining Committee. The homeowners will receive a final fourteen-day letter and, if the matter hasn't been resolved in the fourteen-day window, the Committee will enforce a \$1,000.00 fine.

We then had an open forum where residents interacted with the Board.

After all questions were addressed to the attendee's satisfaction, we motioned to adjourn at 8:40 PM.

## Volunteers Needed

This community cannot function without volunteers. If you care about this community, please volunteer in some way. We need at least one homeowner to join our third Wednesday ACC group. This would involve spending about an hour and a half a month.

We need several more Social Committee volunteers. We would like to do more events and our current group is about five people who can only do so much. There are many social activities we could implement in Grand Isles if we had the volunteers. Some ideas that might be considered if we had more people to help orchestrate our social events are a wine tasting event, Bingo, outdoor family movie night, etc.

Please consider volunteering even if it's only a couple of hours a month. Some volunteering is better than no volunteering. Kindly contact our property manager, Casey, at [grandislespm@gmail.com](mailto:grandislespm@gmail.com) and she will provide us with your information.

## Did you know?

It is great seeing people using our Clubhouse to play games once again. Last week we had our first rental parties since the remodel (and then forced closure due to covid-19).

We have had a very active first eight months of the year with house sales in the community. So far, the highest sale price has been \$730,000. We have had several homes sell in the \$500,000's and \$600,000's. Because of all these sales, we have new residents moving in from all over. Let's all please take the time to welcome them into the community. You may find a new friend!

We would like to remind everyone that we have a great website. If you go to [WWW.GRANDISLESHOA.ORG](http://WWW.GRANDISLESHOA.ORG) and sign on to the site, you can access all the tabs, including the resident-only tab, which contains a great deal of information such as our by-laws, amendments, audits, and budgets. The website is where we share information, and you can find all the forms you may need from time to time, like Architectural Control Committee guidelines.

Also, everyone must get on "Gate Access" at [GATEACCESS.NET](http://GATEACCESS.NET) where you control who is on your guest list (from Cousin Bill who visits rarely to your favorite food delivery company who comes weekly, or your landscape company). If you have a smartphone and not a landline use the cell phone number on Gate Access so you will get texted when someone on your list clears the entry gate. Our Community code is GIW. Should you have any questions please email Casey Aprea at [grandislespm@gmail.com](mailto:grandislespm@gmail.com).

## In Closing

Lastly, I know this is a long newsletter, but we haven't had a meeting for a couple of months due to vacations.

Make sure you welcome Casey to our community. She will help make this an even better community!

Have a nice Labor Day weekend.

Thank you.

Doug Stark, Board President, on behalf of the entire Board