



Hello Grand Isles Residents!

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

PBSO Non-emergency Phone
561-688-3400

Gate Access for Guests/Vendors
Please register name and 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



Did you know?

The first Thanksgiving was a feast celebrating the first bountiful harvest of the pilgrims of Plymouth and New England. Thanksgiving is celebrated on the fourth Thursday of November and has been celebrated since 1621.

On December 10, 1883, The South Florida Railroad, controlled by Henry B. Plant, becomes the first railroad to arrive in Tampa.

On December 15, 1973 SeaWorld in Orlando opens.

December 21 is the Winter Solstice. It is the astronomical first day of winter in the Northern Hemisphere and first day of summer in the Southern Hemisphere.

Seasons Greetings, Grand Isles Residents!

Our Board Meeting was called to order at about 7 PM and a quorum (all five members) of members was in attendance. Alan Apfel gave the Treasurer's Report, which is through October 31, 2021. Our bank account contains over \$171,000 cash and over \$91,000 in prepaid dues, for a total in the bank of over \$261,000. Our Retained Earnings balance (profit or loss) reflecting the equity balance for Grand Isles is \$127,068. The community is in good financial condition as we have been improving our cash flow over the past two years and will continue to do so per the recommendations of our property management company and our law firm. We then discussed our current projects, either just completed or due to be completed by mid-December.

1. We thanked Art Jacobs for successfully organizing another community Garage Sale held on Nov. 7th.
2. Our holiday lights at the front entrance were turned on Nov. 16th and will be taken down the Week of January 4th, 2022. They look great.
3. The hedge across from the Polo Field on 120th St. was trimmed the week of Nov. 15th.
4. Our approximately 550 palm trees in our common areas have been trimmed for the second time this year. Hardwood tree trimming started immediately after the palms were completed.
5. It is Grand Isles' responsibility to maintain the landscaping on three center aisles on Lake Worth Road; which has been completed.
6. Mulching the common areas will be completed Thanksgiving week.
7. After the mulching has been completed, we will pressure spray all common area sidewalk areas.
8. TMZ Pool Co. installed new chemical pumps for the Carmel pool and the main clubhouse pool.
9. A new cleaning company was hired; their employee started part-time in early November. She will clean the clubhouse, Carmel pool house, and the gatehouse five days a week.
10. We will have a new maintenance person starting Dec. 1st. Our current person has given notice and is getting out of the business.
11. New Gumbo Limbo trees will be installed soon at our northern border to replace the ficus trees that died.
12. A new lake fountain will be installed at the clubhouse lake and the current fountain will be moved to the lake between Carmel and Harbor Cove, north of the back entrance.
13. The lighting at the tennis courts and basketball court will have new LED bulbs installed by mid-December. In preparation for the tennis courts resurfacing project early next year, mulch will be removed from around the tennis courts. It will be replaced with rock and sod to reduce mulch blowing and washing onto the courts. We will have a root barrier installed along the fence to reduce the probability of roots damaging our new court surface.
14. We installed new signs reminding users of the pools, tennis courts, basketball court and gym of our rules pertaining to those areas. Please review the signs if you use any of these amenities.

Projects Continued

15. Our common area beautification project is underway. Many old bushes have been removed and new items planted. Our center aisles will be leveled off and sodded. Improvements are scheduled at our east monument, our west corner area along Lake Worth Rd., our main entrance, and our street in front of the clubhouse. We will continue this project with next year's budget.

16. Recently, the sink in the handicapped stall of the clubhouse pool area men's room was severely damaged and ripped off the wall. By the time you get this letter, it will have been replaced.

17. Our annual sidewalk repair project was completed. We are budgeted to repair sidewalks again in 2022.

2022 Budget

We then offered to have a discussion regarding the 2022 proposed budget. I made a motion to accept the 2022 budget proposal, it was seconded, and it was approved unanimously. The Homeowners Association Dues will not change in 2022. If you are an owner in Carmel, your dues remain at \$227.00 per month. If you own a home in our other four neighborhoods, your monthly dues will remain at \$180.00. You will be mailed coupon books by Davenport Management around mid-December.

For those new owners in our community, the difference in rates is due to the HOA being responsible for maintaining the Carmel pool, the residents' irrigation system, and their front yard maintenance. This is part of the original by-laws for Grand Isles.

New Business

We are receiving bids for remodeling the Carmel pool building bathrooms. They are almost 25 years old and need to be updated. This expense will come out of the Carmel Capital Budget; we already have the funds to do the project. We hope to get this completed in the first three months of 2022.

Holiday Party & Toys for Tots

Alan Apfel, and his wife Beverly, have organized and will host our December 12th Holiday Party. It is from noon to 3 pm. This is a free event for the community and is open to all "Residents of Grand Isles only". Hamburgers, hot dogs, baked beans, condiments, soda, and water will be provided until we run out. Volunteers are doing the cooking. If you wish to volunteer, as we can still use some help, please let Casey know. The event will have a water slide, bounce house, and obstacle course for young kids only. Face painting, cotton candy, and snow cones will be available. Please check on our website or our Facebook page for more information as it becomes available. Casey will send out reminders via email and on our text messaging system. This event is always well-attended.

This year, we are sponsoring a "Toys for Tots" collection. There will be three Marines in attendance and ask residents to please bring a gift to donate to "Toys for Tots". Look for the flyer and further information attached to this newsletter. Let's Get in the Holiday Spirit!

Social Committee Events

Our Social Committee, which is a great group of homeowner volunteers, is planning several events. We have already started Saturday morning Yoga classes at 9:15 and Zumba classes at 10:30. Join in the fun and meet new friends.

The next event is for the kids and their families. In the grassy area outside the gym will be a "Movie Night" on Friday, December 3rd, at 7 PM. They are planning to show "The Grinch". The screen will be in front of the gym windows. We will have free popcorn, too. Bring your blankets, chairs, beverages, and maybe bug repellent.

For the adults, we will have a "Holiday House/Yard" decorating contest. A team of volunteers (not the Board) will choose winners and announce them in late December. The 1st place winner will receive a \$100 gift card, 2nd place a \$75 gift card, and 3rd place will win a \$50 gift card.

The Social Committee, led by Lauren McPherson and Maria Quiroga and several willing volunteers, has created several fun social events for all age groups in 2022. Some plans call for Food Truck events, a Mom's group, a Ladies Night Out, a Book Club, Bingo, Board Game Night, Easter Egg Hunt, a Fishing Tournament, and more.

If you would like to organize an event that you are passionate about, please call Casey and she will put you in contact with the committee leaders.

Social Committee Events (cont)

Remember, these events are primarily to get our residents out and visit with their fellow residents of Grand Isles and make new friends. More information and a calendar will be provided as events get firmed up.

The Board approved to move forward with each event and will review each as more details become available.

BOD Meeting Adjournment

We then reviewed our Resident Receivables which continue to decline. We take the legal action allowed to minimize potential bad debt. It was decided that we would not have a December 2021 Board Meeting due to the holidays. The Board will meet in January.

With no further business to discuss, a motion to adjourn was made and seconded and a vote was unanimous at just after 9 PM.

Annual Election Meeting

The Annual Members Meeting followed. President Doug Stark called the meeting to order at 9:15 PM.

The meeting was opened to an open forum where no residents requested to speak.

A quorum of homeowners was not in attendance and no proxy votes were turned in to the office.

Board seats up for election were Alan Apfel's and Lauren McPherson's. Both had filled out the necessary paperwork and provided resumes.

Raquel Naim, a resident residing in Carmel, had dropped off a signed form to run for the Board also. She was not in attendance and no one knew of her. She did not provide a resume. The Board then voted to retain Alan Apfel and Lauren McPherson.

The meeting was then adjourned.

Organizational Meeting

Per procedure, the Board then conducted an Organizational Meeting immediately after the election. After a discussion, the members agreed to continue in the same positions as in the past year.

Doug Stark, President

Doreen Levy, Vice President

Alan Apfel, Treasurer

Lauren McPherson, Secretary

Andrew Plevin, Director

This Board has served well together and accomplished a great deal over the past two, plus years and we look forward to serving the community's best interests in 2022.

Doug Stark

Casey's Column

Dear Residents,

I would like to address a couple of issues that have been brought to my attention:

Lakes - Over the last couple of months, I have received concerns from a handful of residents who are backed up to a lake regarding the maintenance of the lake(s). Our lake management company is on an ongoing program to service our lakes and will eradicate lily pads and invasive or noxious weeds as needed. However, the grass that many residents see growing in the lakes is a natural filter that is good for our lakes and the fish as well, so please do not expect the lake company to remove it.

Parking Tickets - I have received concerns from residents who state that they have received a parking ticket or citation on their vehicle or guest's vehicle while parked in the road. Please be advised that the Association DOES NOT issue parking tickets or citations; It appears an individual may be going around the neighborhood placing fake tickets and citations on vehicles. The Association has a road/traffic agreement with PBSO and only they have the authority to issue tickets and citations when necessary.

Social Media - Living in a time where social media is so prevalent, it is wonderful to have so many platforms to use to share stories and photos/videos. However, these platforms also provide outlets for misinformation to be recited and easily spread. Similarly, there is no way to moderate or filter what is being said by others. Because of this, I highly encourage ALL residents to attend our monthly Board Meetings to ensure that they have the correct information about what is going on currently and/or what is planned for the community. Residents can also call or email me with questions or concerns and I will be happy to help.

Thank you & Happy Holidays!

Casey

MARINE



FOUNDATION

Get In The Giving Spirit

Please join us in supporting the

Marine Corp Toys for Tots

& their effort to present holiday toys
to local children

Bring an unwrapped gift to the Grand Isles Holiday Party
on **Sunday, December 12th 12-3 PM**

The US Marines will be onsite to receive your donation,
take photos, and wish you
and your family a happy holiday!

Each donor will be entered into a raffle to win a door prize

Pop
Corn

Cotton
Candy

Snow
Cones

GRAND ISLES

Cordially Invites You to Our

Face
Painting

ANNUAL HOLIDAY PARTY

30 ft
slide



Children's
Slide –
Bounce House
Combo

Dec 12, 2021
12-3 pm

Main Clubhouse Parking Lot

HOT DOGS – HAMBURGERS & MORE

Mega
Obstacle
Course

