



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 Florida keys has about 1700 tiny islands. Many of these islands lie in the Everglades National Park. With its protected status, this only enhances their natural beauty, insuring enjoyment for generations to come.

The Original Marathon Seafood Festival began in 1976 in Marathon Key, FL as a way for local Marathon and Middle Keys commercial fishermen and their families to "kick-back" and enjoy the fruits of their labor.

Since 1930, Plant City, FL has been hosting the Strawberry Festival. Known as the Winter Strawberry Festival of the World, it's 11 days of family fun, rides, and of course strawberry everything from strawberry shortcake to strawberry pizza!

Hello Grand Isles Residents!

It is good to see "Daylight Saving Time" again and great to have it stay light until 7:30 pm! More time to enjoy the outdoors.

Our latest Board Meeting was held Thursday, March 17th at 7:00 PM. We had a quorum of four Board members in attendance; one was ill. Our Treasurer, Alan Apfel, reviewed our latest financial report showing our bank account and Capital Projects Account are in good condition. We voted to not read last month's meeting minutes and moved on to Old Business.

- We had a good discussion among the residents present, and the Board members, regarding the speed bump between the entrance gates on the resident side at our main entrance. We had asked for input from our insurance provider and the Village of Wellington, as well as you, our residents. I believe we received a total of 6 responses from residents, evenly split at 3 each, for and against the removal of the speed bump. The Board decided to not vote on the issue, as it doesn't seem to be a major concern for our residents. The speed bump will remain as it has been for years.
- The Village of Wellington Sewage Lift Station project at our back gate is scheduled to be completed by the end of March, per the Village Project Manager. Thank you for your patience, this will be a long-term benefit to our community.
- Our border projects removing old hedges and fencing are now complete and we are awaiting the permit approval to start the installation of the new fencing and clusia hedges. It already looks so much better. Thank you to our impacted residents for your patience.
- By the time you receive this, our tennis courts will have new surfaces. They look great! I hope all tennis players and pickleball players enjoy the new courts. Thanks for your patience.
- The Carmel bathrooms project is now complete, and the remodel looks very nice.
- All residents owning Golf Carts housed in our community must have the cart registered and inspected by April 15th, 2022. The final draft of our requirements is enclosed in this letter.
- As of March 17th, Casey has handled about 20 transactions for residents taking advantage of our \$10 barcode program to reduce traffic in our guest line at the entrance. Many of these seem to be parents purchasing barcodes for their teenagers' vehicles. We encourage everyone to take advantage of this promotion, as we need to reduce the unnecessary traffic at our guest entrance.

New Business:

We reviewed our resident Accounts Receivable balance. We have one homeowner going through bankruptcy, which means the courts will see to it we receive our funds. We have another homeowner that we have put a lien on their property to get our funds. We have 4 homeowners who are habitually slow payers; we have had our law firm send legal letters to them, demanding payment. The two parties you must pay are your mortgage company and the HOA, as both have legal rights to your property.

Social Committee Events

The Social Committee continues to have great events for our residents.

The Family Movie Nights and Food Truck events have been great. At our latest food truck event, we had a magician perform in the Clubhouse and it was Standing Room Only. Our next Family Movie Night will be held April 1st at 7:30 pm; the movie scheduled is Encanto and we will have a major food truck event celebrating Cinco De Mayo on, of course, May 5th. More information to come as we get closer to the event. More information will be on the website and Facebook page.

We will not have an Easter Egg Hunt, as we don't have enough volunteers to conduct one. Our last yoga class was last Saturday as it is getting warmer and more likely to have rain issues to deal with. They may come back next December if we get enough positive response. Mom's Group will meet Sunday, 3/27 at 10:00 am at the Village Park Playground. Details will be published on our website and Facebook page.

We are starting a new Monthly Ladies Luncheon where Grand Isles only ladies can register to join other ladies for lunch at a local restaurant, to visit and make new friends. You will pay for your own lunch and arrange for your transportation to and from the restaurant. No children please. Sylvia Dudley has kindly agreed to coordinate this monthly event. Call Sylvia at 269-325-0678 to get more information or to let her know you will be attending. If Sylvia doesn't answer, please leave a message and she will get back to you quickly. She will need a head count for the restaurant. This is scheduled to occur every first Monday, at 12:00 noon. Information on this event will be posted on our website and on our Facebook page monthly. Feel free to recommend restaurants to Sylvia, but please make sure they will handle separate checks and different group sizes.

Additional Projects for the Balance of the Year

- Removal of ficus hedges at the back entrance and the front entrance, to be replaced with clusia hedges.
- New high-impact windows to be installed at the Clubhouse in May.
- New high-impact Clubhouse back doors, to match the front doors, after window installation.
- We will paint the exteriors of our Clubhouse, Carmel pool house, and our gatehouse after the window and door projects are completed. The paint colors will match the main and trim colors on our monuments.
- We will install new LED lighting at our basketball court and tennis courts when our electrical contractor can schedule the project.
- Phase Two of our common area landscaping improvement project will commence after the fence and hedge projects are complete. It will include the installation of a lot of sod to tighten up our mulch areas, new bushes, and some colorful trees. It will focus on our Main Entrance center aisle, all our monument areas in the community, our Clubhouse parking lot, and around the Clubhouse. We want to freshen up and add some color to our common areas.
- We will also schedule our annual sidewalk repair project, focusing on trip-and-fall potential hazards and severe cracks in the sidewalks. This is done every summer and we will get a permit.

Concluding Board Business

The Board approved a list of residences to go to the Fining Committee for review. These are homes that have not corrected issues addressed via a violation letter and proper timing to make the correction(s). This is the final step and, if the violation is not corrected, a \$1,000 fine will be assessed to the homeowner.

With no further business to address, the meeting was adjourned.

Your Home in Grand Isles

Casey sent out over 200 violation letters for mailboxes. I painted my mailbox yesterday; it was not a problem. Do not let a minor issue (and a minor cost) end up costing you a \$1,000 fine. You should not ignore or throw away your violation letter.

Homes in Grand Isles are selling as high as \$805,000; one in Carmel just sold for \$625,000 and another in Carmel just sold for \$540,000. Have pride in how your home looks from the street view. Look at what your neighbors see every day. I'm guessing that, in the past 3 years, at least 200 of our 611 homes have made major improvements, like new roofs, driveways, landscape, swimming pools, kitchen & bathroom remodels, new flooring, etc. Those homeowners have invested over \$6,000,000 in making this community and their home more appealing.

Your Home in Grand Isles Cont'd Welcome New Residents Continued

Please don't complain about a violation letter. Fix the issue; your home will have better curb appeal and its value will likely go up.

For those of you in Carmel, please review our By-Laws and remember that both owners of the shared mailboxes must share the costs of any repairs.

Welcome New Residents

The Board of Directors wishes to welcome all of our new residents to the Grand Isles. We had nearly 20 new sales and rentals since we posted this last October and we want you to be aware of everything Grand Isles has to offer.

First, if you have not done so already, please visit www.grandisleshoa.org. Here you will find a wealth of information about our community and its ongoings. Click through the About Us, News, Calendar, and Gallery tabs and see what our community has been up to and where we are going. The information under Resident Portal is only available to a registered user. Please register if have not done so already. Under the Community Form tab, you will find the Architectural Control Committee, Common Area Reservation, Barcode Request Forms, and so many more. Need to make your monthly maintenance payment online? You can do that here too just click PAY ONLINE.

In addition, we have **GATEACCESS.NET** to add/delete, permanent or one-time guests to your Gate Guestlist and to receive mass text messages. Please do not rely on calling the guard to let your guests in or having them call you when someone arrives. The phone call method slows the traffic flow tremendously. We also have a private Facebook group that requires resident verification either by property records or by a current lease on file. The Facebook address is www.facebook.com/grandislesatwellington

You will then be asked to Join Group. Here residents can exchange information with one another. The Social Committee events are posted on our Facebook group and often so you don't miss them.

Since Facebook is not monitored 24/7 please don't treat it as such. It is a great way to communicate with only Grand Isles members and not the entire nation. This is a conversation site for our community. Should you have any complaints or concerns, please use the CONTACT US tab on www.grandisleshoa.org. When using the CONTACT US tab, your message gets sent directly to the board.

Thank you. Doug Stark, on behalf of the Grand Isles HOA Board of Directors

Casey's Column

Hello Residents, I hope you are all doing well and adjusting to the time change!

I would like to provide a few reminders:

Upon doing my inspections, I have noticed a lot of sports equipment being stored in front and side yards when not in use. Portable basketball backboards and hoops are permitted in the front yards provided that they are removed and stored indoors when not in use. Street hockey and/or other sports equipment shall not be placed, kept, or used in the street, sidewalks, or in parking lots. For additional information, please refer to the Grand Isles Clarification, Interpretation and Amendments to the Association's Rules and Regulations which can be found on our website.

The dog-waste stations throughout our community are for dog waste only. Please do not place any other item/trash in these waste station cans as this is what causes them to fill up quickly.

With our tennis court resurfacing project coming to a close, I would like to remind all residents that the riding of bikes, skateboards, scooters, or rollerblading are NOT permitted on the tennis courts or basketball court.

A resident reported an early morning Coyote sighting in the community. Please keep aware of your surroundings as coyotes and other wildlife do, from time to time, make an appearance in Grand Isles.

Lastly, I would like to encourage all residents to utilize our Gate Access system for their guest lists. Adding your guests to your Gate Access account in advance will help ensure a smoother flow of traffic at our Main Entrance Guest Lane. If you are unsure of how to use Gate Access or whether or not you are signed up, please call or send me an email and I will be happy to assist.

Until next time,

Casey



GRAND ISLES MASTER HOMEOWNERS ASSOCIATION, INC.

GOLF CART OPERATION RULES

Effective Date: April 15, 2022

PURPOSE

Golf carts are a convenient method of transportation. Though they may be seen as fun, golf carts are vehicles requiring the exercise of due care and, without which, they too often cause extensive injury, property damage, and even death.

In the interest of safety and the wellbeing of our treasured residents and guests of Grand Isles Community, the following golf cart rules have been specially tailored to our Community, following the Village of Wellington's Golf Cart Ordinance 2021-10.

If you own or operate a golf cart in the Community, or permit another to operate a golf cart, be sure to strictly follow these rules, as they are binding on Owners and their family members, invitees, occupants and guests. These rules are necessary to help ensure the safety of all Community residents and guests. Your cooperation and thoughtfulness for the safety of your family and others is greatly appreciated by your neighbors.

1. LICENSING & REGISTRATION

1.1 **Driver's License** - Each driver must possess with them when operating a golf cart either a valid driver's license or a valid learner's permit. A driver with a learner's permit must be accompanied in the front passenger seat by a licensed driver that is at least 21 years of age. Driver's licenses and learner's permits must be produced upon request.

1.2 **Registration** - All golf carts must be registered with the Association and conspicuously display on the front of the cart an appropriate Association registration decal before the cart is operated within the community. Applications can be obtained from the Association's website or the Property Manager. An application is to be submitted to the Association with all spaces completed and a \$20.00 processing fee. If the golf cart is equipped to operate after sundown, it must display the Association's iridescent decal. If the golf cart is equipped to operate only in daylight hours, it must display a different decal. The golf cart decals are non-transferrable.

2. OWNER RESPONSIBILITY

2.1 Owner Responsibility - A golf cart owner must ensure the safe and proper operation of their golf cart and must ensure the operator of their golf cart has a valid driver's license or, if with a licensed adult, a valid learner's permit.

2.2 Owner Golf Cart Insurance Policy - The lot owner must provide the Association an insurance policy stating that the golf cart is covered with no less than \$300,000 limit in Liability Coverage. This policy must be kept current and a copy of the policy must be provided to the Property Manager each time it is changed or renewed, at which time the owner shall present the cart for Association inspection.

2.3 Unattended Children - Children under the age of 12 must not be left unattended in a golf cart.

3. OPERATION

3.1 Operation - Owners and operators must maintain and operate their golf carts in a safe, prudent manner, in accordance with all local, state, and federal government laws, regulations, ordinances and rules. Golf carts are not allowed off of paved roads, except on an owner's driveway while being placed in a garage, and shall not be on sidewalks, other common areas or landscaped areas.

3.2 Hours of Operation - Golf carts may be operated only during the hours between sunrise and sunset, unless the golf cart is equipped with operational headlights, brake lights, turn signals, and a windshield and displays a proper Association registration sticker.

3.3 Equipment - Golf carts must be equipped with operable brakes, reliable steering apparatus, safe tires, a rearview mirror, horn, and red reflectorized warning devices on both the front and rear.

3.4 Traffic Rules - Operators must strictly follow all road, traffic, street, and pathway signs, be aware of the rules of the road, and obey the rules, including always driving on the far-right side of the road, operating at a safe speed not to exceed 25 MPH.

3.5 Parking - Parking rules for golf carts are the same as for a car in our Community.

3.6 Occupancy - Occupancy is limited to the number of seats permanently installed by the golf cart manufacturer.

3.7 Storage - Golf carts must be stored inside of the owner's garage and out of sight when not in motion.

3.8 Exceptions - The only golf carts allowed to use our Community sidewalks and grassy areas are the Association's golf carts, and Association vendors while performing their duties and maintenance to our Community. No other golf carts are allowed to use our sidewalks or our landscaped areas.

4. ENFORCEMENT

Violation of these Rules may subject the violator (whether an Owner, tenant, family member, invitee, occupant, or guest) to a civil citation or uniform traffic citation issued by the Palm Beach County Sheriff's Office, as well as fining and suspension of rights with penalties. Please forward all non-emergency golf cart incidents and rule violations to the Palm Beach County Sheriff's Department at 561-688-5447.

IN AN EMERGENCY, DIAL 911.



GRAND ISLES RESIDENT GOLF CART REGISTRATION FORM

Date of Application: _____

Golf Cart Owner's Name: _____

Address at Grand Isles from which the cart is to be operated: _____ Phone Number: _____

List of licensed individuals who reside in our community who will operate your golf cart in Grand Isles:

A \$20.00 registration is to accompany this form. Check or Money Order Number: _____

Has the owner provided a copy of insurance policy with a minimum limit of \$300,000 in Liability for the golf cart?
YES _____ and Expiration Date of Policy: _____

GOLF CART INFORMATION

Make: _____ Model: _____ Year: _____

Color: _____ Serial Number: _____

INSPECTION

All Golf Carts must be equipped with the following (write YES or NO):

Operable Brakes: _____ Reliable Steering Apparatus: _____ Safe Tires: _____

Rearview Mirror: _____ Red Reflectorized Warning Devices in Front and Back: _____ Horn: _____

Golf Carts that may be driven at night must have the following equipment in good working order:

Headlights: _____ Turn Signals: _____ Brake Lights: _____ Windshield: _____

Registered golf carts are allowed to operate on Grand Isles' streets only at a safe speed which shall not exceed 25 miles per hour and shall observe all Florida, Palm Beach County, and Village of Wellington traffic laws.

Golf carts are not allowed off of paved roads, except on an owner's driveway while being placed in a garage and shall not be on sidewalks, other common areas or landscaped areas. Otherwise, parking rules are the same as for cars.

I have read, understand and will obey the above and all of the Association's Golf Cart Operation Rules. The inspection is only for registration and is not for safety which is the owner's responsibility to continuously confirm. I release, indemnify and hold harmless the Grand Isles Master Homeowners Association, Inc., and its officers, directors, employees, agents and contractors, from any claim, injury and damage concerning, regarding or relating to the placement, operation, regulation or use of this registered golf cart.

Owner Signature: _____

Property Manager Signature: _____ Date of Issuance: _____