



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 only place on the planet where crocodiles and alligators live together is in the Florida Everglades.

Florida is the flattest state in the United States of America. Florida is so flat in fact that its highest point is the lowest high point of any state in the USA.

Hurricane Season starts June 1st through November 30th. Floridians are encouraged to have at least 7 days of supplies. These supplies include food, water, medicine, batteries, etc. Each family and business is advised to be adequately stocked and prepared to face this hurricane season. For more details visit www.floridadisaster.org

Hello Grand Isles Residents!

Our latest Board meeting commenced at 7 pm on Thursday, April 21, 2022. All five Board members were in attendance. The reading of the last meeting's minutes was waived and the President signed them; they will be posted on our website under the Resident portal with the past meeting minutes.

Our property management bookkeeper just had a baby, delaying our March financial report. We hope to receive it shortly; it will be reviewed at next month's meeting. Both mom and baby boy are doing fine.

Since our last meeting, we have received our 2021 annual audit; we briefly discussed the auditor's comments, which were all very favorable. The Board had received and reviewed the report earlier. The 2021 Audit will be posted in the Resident Portal on the website, with our past audits, if you wish to review it.

We moved on to Old Business and discussed the following:

- The tennis court resurfacing project is complete, and the courts look great. We hope to have new lighting installed at the tennis courts and basketball courts in the next month; we are waiting on the contractor to fit us into his schedule.
- The common areas have been mulched and that really freshened up the look of the community.
- The border fencing project started on the 22nd and should be completed by May 1st, weather permitting. Then the clusia hedge will be installed and that will only take a few days. This project is covering about 2,200 feet of our perimeter.
- The Village Lift Station project at the back gate should be completed by May 1st. We will all be glad when that congestion at the back gate is eliminated.
- The new high-impact windows are being installed now at the clubhouse. The project is about half done and we are now waiting on the back ordered glass to arrive so the project can be completed.

We then moved on to New Business.

- The new backdoors will be installed at the clubhouse from May 2nd through May 5th. They will look identical to the front doors we installed last year. We intend to paint the clubhouse, gatehouse, and Carmel pool house in late May or early June; the colors will match the community monuments we painted last year.
- The common area sidewalks will be pressure sprayed in May. We have marked the sidewalk areas that need to be replaced due to tripping hazards or severe cracks. We have about 70 slabs to replace this year; last year we replaced 110

New Business Continued

slabs of cement and the year before 227. In 2019, the past Board replaced 14 and in 2018 they replaced 13 slabs. In the past three years, we have replaced a lot of slabs and you can see each year the number is going down. We have so many trees in the community that raise the sidewalks that this is an ongoing annual project. Our insurance provider really appreciates us correcting these issues, as I'm sure many of our residents who walk do, too. Once the fence/clusia hedge project is completed, we will then begin the second phase of our common area landscape improvement project. It should last a month or so; again, weather permitting. We think you will like the improvements. We are waiting on the Village to issue a permit for us to remove and replace several dead trees in our common area. Approval may come as soon as next week.

Twenty-three residents took advantage of our one-month-only \$10 vehicle barcode initiative. That is 23 vehicles that won't be using the guest lane now and slowing entry down. Thank you!

We will also be placing a sign just before the resident barcode reader at the front entrance providing directions on how to properly activate the barcode reader and the first gate. You need to allow the car in front of you to have the first gate go down, and the second gate to start up before you advance through the barcode reader. Then make sure you proceed close to the first gate arm to activate and raise it.

Golf Carts

Several residents have registered their golf carts, provided proof of insurance, and had them pass inspection. We estimate we are about half done and encourage the remaining residents to register their golf carts immediately without penalty. Our golf cart

Golf Carts Continued

rules, and our golf cart traffic rules, are now in effect. To assist operators of golf carts entering our community, we will be installing signage stating that all golf carts must enter the community at the guest entrance only, at our front entrance. Signage will be posted at the front and back entrances. Grand Isles has four pedestrian entrances, one on each side of the street at both the front and back entrances. We will be placing posts in the middle of the pedestrian entrances, like many communities do, to allow individuals to walk in, ride their bikes in, or push a baby stroller in, but the entrances will no longer allow motorcycles or golf cars to use the sidewalk as an entrance. If we require other vehicles to register to enter our community, we should require golf cart drivers to do the same. Their driver's license will be scanned too, as anyone driving a golf cart must be a licensed driver or have a permit with adult supervision. The number of golf cart passengers must not exceed the number of seats on the cart. Everyone must remain seated while the cart is in motion.

Social Committee Events

The Social Committee continues to have great events for our residents. We started a new Monthly Ladies Luncheon where Grand Isles only ladies register to join other ladies for lunch at a local restaurant, to visit and make new friends. The first Luncheon at The Olive Garden Restaurant was such a huge success. It has already generated other side groups and new friendships. This is how it goes. You will pay for your own lunch and arrange for your transportation to and from the restaurant. No children, please. Call Sylvia Dudley at 269-325-0678 to get more information, suggest a restaurant, or let her know you will be attending. She will need a headcount for the restaurant. This is scheduled to occur every first Monday, at 12:00 noon. Our next Ladies Luncheon on May 2nd will be at Kabuki Restaurant at noon. Information on this event will be posted on our website and on our Facebook page monthly.

Our next big food truck event will be Cinco De Mayo on, of course, May 5th, weather permitting. We anticipate food trucks, dessert trucks, a DJ, a balloonist, and more! More information to come as we get closer to the event.

We can always use more volunteers. We need people to help out the Social Committee and we need individuals to step forward if they would like to coordinate new social activities, like a Book Club or whatever your passion may be, as long as other residents are willing to participate in that activity. We could use someone to bring back the empty clubhouse trash cans to the storage area each Saturday afternoon.

Hurricane Preparation

May is a great month to get ready for the hurricane season. We have been fortunate for years that we have not had one cause any major damage here, as most of them recently have gone to northern Florida. However, it will happen again, and we will have close calls. The South Florida media are great at scaring us and we all hoard food supplies and fill our vehicles with gas.

I encourage all homeowners/renters to develop a plan now if they don't have one. If you have hurricane shutters to be installed, make arrangements now for someone to be committed to installing them for you if you don't do so yourself. Also, once the event is over, the shutters must come down right after the storm passes. You must remove and store inside all basketball standards, soccer goals, trampolines, potted plants, and anything else that can become missiles in the winds. This must be done within 24 hours of an event. We will review the community's status to ensure everyone is ready for the high winds. You do not want to be liable for flying objects damaging your neighbor's property/vehicles. If you are going on vacation, make plans for someone to put away your outdoor items in your absence in case we have a hurricane while you are gone.

The Board members and the property manager will handle everything in our common areas like pool furniture, trash cans, golf cart, etc. to ensure they will be stored away safely. Do not procrastinate. If you wait until the last minute no one will be available to help you.

Thank You

The Board would like to give a big "Thank You" to the Roldan Family who reside in Emerald Point for donating a beautiful new United States flag which was immediately installed on our entrance flagpole.

Casey's Column

Dear Residents,

I would like to quickly clarify the Clubhouse Office Hours; although the Office is open Monday through Friday from 8 AM to 5 PM, it does not mean that I am at my desk for the entire duration of that time. From what I have learned, it appears my predecessors were more inclined to spend just about the whole day in the office, so I presume that most residents are used to having someone here every time they arrive at the Clubhouse. Aside from my scheduled 12 PM to 1 PM lunch break, I spend a good amount of time out of my office throughout the week inspecting various parts of the community either by way of a golf cart or regular car, if the weather isn't favorable. There is always a sign on the doors when I am away from the office - both the front clubhouse entrance door and my office door. Sometimes what I am doing requires a couple of hours and sometimes it'll be a matter of ten minutes. If you arrive and I am not here, please call or send me an email and I will contact you once I am able to upon my return. Please also note that while my scheduled lunchtime is 12 PM to 1 PM, there are circumstances in which a phone call or vendor meeting runs longer than anticipated and I have to take a later lunch. I absolutely cannot help this, so I appreciate your understanding.

I also ask that all residents please be mindful of the FOB system that is in place for entrance to the Clubhouse. Multiple times per day, I have to stop what I am doing or whom I am speaking with to go let someone in the front door because they are knocking on my window stating/motioning that they forgot their FOB for entry. I understand this may not sound like a big deal and that of course, once in a while we all forget what we need, but it truly is a quite large distraction and inconvenience to have to do this multiple times per day and it would help me tremendously if you could please remember to bring your FOB(s) with you. If you do not have one, you can purchase one here at the clubhouse for \$20.00 with either a personal check or money order.

Thank you for taking the time to read this and I hope you are all having a wonderful Spring so far. Sincerely, Casey

HOA VOLUNTEERS NEEDED
CALL CASEY 561-333-5253

President's Commentary

We all agreed to abide by the rules of our documents for our community when we moved in. The rules are the same for all of us. No one is better than another resident. The vast majority of residents are wonderful individuals who treat others as they want to be treated themselves. The Board of Directors is five volunteers who are Grand Isles homeowners and residents. The Board is in place to properly manage the community assets currently and into the future and to enforce our by-laws and rules to ensure we all have a great place to live and raise our families. The Grand Isles property manager, Casey Aprea, reports to and takes direction from the Board, and only the Board. Individual homeowners do not give direction to our property manager. We have people who call Casey every day or most days with complaints. This has to stop as she has her job to do. Individual homeowners do not communicate directly with any of our vendors, per our HOA documents. Casey is a pleasant and professional individual who is skilled at her job. She deserves to be treated courteously and respectfully. If you cannot do so, she will not assist you. We have some residents who never surface until they want something contrary to our rules and then try to bully to get their way. Some make veiled or implied threats that if they don't get their way they will get their lawyer involved, and the most popular way is to not be truthful about the situation and plead ignorance of our rules. This Board has been in place for the last 2.5 years. We cannot be held responsible for how past Boards or property managers did or didn't, conduct the community's business. Your current Board and property manager are doing their best to uphold the rules we all agreed to. Not knowing the rules is not a legitimate excuse for noncompliance. We all should know the rules we agreed to upon moving into the community.

We have about a dozen residents who are constantly complaining about this item or that item or individual. I understand that they sometimes go on an internet site and complain to every community in Palm Beach County about their Board. Sometimes, what they say could be considered slander and could result in legal action. I am growing tired of the same people spewing untruths and uninformed commentary that puts our community in a bad light. It could be considered harassment as it has gone on for so long. They never come to a Board Meeting to express their complaints but hide behind their computer screens. It is unfair and must stop.

If you feel that the community continues to look better and better, and is managed well, I ask you to defend your Board and your community. Please come to our defense and support us. If you don't feel so, come to a Board Meeting so we can hear your concerns and we can address them and/or explain our view of the situation.

As your Board president, I have just about had enough of the complaining over petty items and the treatment Casey and I get from some residents. If enough of you are unhappy with my performance, I will gladly step down. However, you need to have a person ready and willing to step in that you are certain has no personal agenda and is willing to invest countless hours weekly to the betterment of this community.

In the past 2.5 years, we have repaired or replaced almost everything in our common areas. We communicate what we are doing all the time. We conduct regular meetings open to the public. Residents are treated with respect, even when they don't treat us respectfully. Our financial situation is in very good condition and it wasn't 2.5 years ago. I am not blaming anyone. We have the best property manager this community has ever had. We have been fiscally responsible while making all these improvements and we have reduced the community's potential liability by implementing a few new resolutions. Our home values are through the roof, yet people are complaining.

It is time for you to support this Board and tell the complainers to find another hobby or become a volunteer yourself and experience what we are firsthand.

To those of you who think this abuse "comes with the job" and is what we "signed up for," I say that I am a volunteer in an unpaid position with no benefits. I signed up to properly manage this community and its assets, which I have done. I didn't volunteer to make enemies. I oversee the operation of this community. This community continues to get better each month. It doesn't happen by accident and it is much too big of a job for one property manager. It is like running a 2,200-population town without the support of tax dollars.

Thank you for listening. Doug Stark, Grand Isles HOA Board President