



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?

Mangoes, guava, longan, passion fruit, peanuts, avocados and mushrooms are now in season in Florida according to Sarasota Magazine.

Jazz trumpet player Louis Armstrong was born in New Orleans, Louisiana on Aug 4, 1901. Known as "Satchmo," he appeared in many films and is best known for his renditions of It's a Wonderful World and Hello, Dolly.

Peridot is the birthstone for August and the 15th anniversary gemstone.

Hello, Grand Isles Residents!

Summer is about over, and football season starts in a week or two.

Our latest Board Meeting started at about 7 PM, Thursday the 18th of August; a quorum of all five Board members was present. The Board voted to waive the reading of last meeting's minutes, which, as always, can be reviewed by homeowners via the Resident Portal of our website. Treasurer Alan Apfel gave the financial report, and no questions or concerns were raised.

Old Business

This year's budgeted landscape improvement projects were concluded for the year; more will be budgeted for 2023 to complete the project. We recently had a major lightning strike in the middle of the night that hit the (now) dead tree at the lake in front of our fountain. The lightning continued to follow water lines underground and took out a major 4" main line by the tree; it then traveled under the street and blew up our RAINBIRD irrigation system, which controls our irrigation in much of our common areas. We think the strike also traveled in the opposite direction and took out two of our pool motors. Evergreen has dug three trenches to repair the major mainline irrigation leaks and they have replaced our RAINBIRD system and we are back up and running again. Our pool company vendor, TMZ Pools, has replaced the pool pumps. We are awaiting the Village of Wellington to approve the removal of five dead trees, including the one hit by lightning. They will tell us how many trees we will have to plant in replacement for those five. The sink in the handicap stall of the Clubhouse ladies' bathroom was vandalized. The juvenile's parents paid for the damage, but the stall was unavailable for a while, waiting for the new sink. We also experienced damage at both gates of our main pool. The damage was to our fob system; someone was trying to enter the pool area after-hours and the fob system was shut down.

New Business

The Board voted to approve the addition of Maureen Walsh and Marie Ang Williams to our ACC teams. Sincere thanks to both of you for stepping up as volunteers for our community. Longtime ACC member Ray Brooks recently resigned. Thank you, Ray, for your service for all those years. The Board approved redoing the common area at the corner of Bay Breeze Court and Miramontes Circle in 2023. Our tennis and basketball courts will be getting new lighting. The bulbs have been ordered (currently on backorder) and should arrive and be installed in late September. Preparation work prior to the new lights' installation (cleaning and rewiring) will take place next week for a couple of days. The new lights should last over 20 years. The cement contractor who does our annual sidewalk replacement project is on cement allocation due to nationwide concrete shortages. I understand that Portland, a key component of concrete is in short supply. This has caused us to have our project delayed; he is hopeful that our work will get started around the first of October. The permit has been approved and we will be replacing 70+ slabs of cement this year. This delay was completely unavoidable. The fountain at our back entrance lake is now operating with a new motor (thankfully, the old one was under warranty). It is nice to see it operating again.

Holiday Party

Next, we had a lengthy discussion regarding planning for our annual Holiday Party. We have tentatively set Saturday, December 10th as the date. The proposed plan calls for an early evening food event with face painting and balloons for the kids, a family-oriented holiday movie after dark, and an adult music concert in the Clubhouse after the movie. Finalized details will follow in the coming months. We will need **several volunteers**; if you are available, please contact Casey so we can coordinate in advance what you will be assigned to do. This event is for GRAND ISLES RESIDENTS ONLY, please no exceptions.

Proposed Amendment

We had a discussion regarding the Board's intention to pursue approval of an amendment to our by-laws regarding rental properties in Grand Isles. We will need a quorum (75%, or at least 459) of homeowners to approve an amendment that would prohibit new homeowners (purchases on or after February 1st, 2023) from renting out the newly purchased property for a period of two years. **All homeowners who purchased their homes prior to that date would be grandfathered in and be unaffected by this amendment. You will still be able to rent your home just as you can now.** We would still only allow a home to be rented one time per 12-month period, not less than 120 days, and no more than a year at a time. The intent of this is to prevent large corporations from swooping in and buying up homes in the likely event of a housing market crash. The U.S. is now in a recession and it is predicted by many to get worse. Large corporations and small businesses are laying off many employees. One-third of all small businesses reported not paying their monthly rent in June. Interest rates are climbing, and the Fed just reported this week that they anticipate interest rates being increased several times from now and well into 2023. Inflation is forecast to climb from the current

8.5%.

Proposed Amendment (continued)

Grand Isles currently has 60 rental properties; that is 10% of our homes. At a point, more rental properties will negatively affect ALL our homes' values. We need to keep that from happening. Please understand, that this Board has no animosity toward rental property owners or renters. We just can't afford to have too many in our community. Carmel already has over 17% of their homes as rentals.

In the past two weeks, we asked for residents' feedback on this issue, asking how they would vote if this new by-law amendment goes forth. Of 66 respondents, 62 said yes, and 4 said no. That's 94%, which is enough for us to likely move forward at next month's Board Meeting. Once we start the process, we only have 60 days to complete the vote. We would mail out ballots and follow up with a door-to-door canvas of the community until all homeowners have had a chance to vote and ask any questions they may have about the amendment.

We will need a lot of volunteers to get this accomplished. It is worth your effort as we will likely only try this once. We are thinking of trying the vote effort from mid-October to mid-December. I believe the last time an amendment was approved was in 2002 in this community.

Concluding Board Business

The Board approved a motion for President Doug Stark and Vice President Doreen Levy to represent Grand Isles HOA in a Mediation next week regarding the removal of a commercial vehicle from the community.

Due to Board members' scheduling conflicts, it was agreed to hold next month's Board Meeting on Thursday, September 29th.

A resident wrote in an appeal to his ACC denial; the Board discussed the matter and voted 4 to 1 to uphold the denial. Next, violations that have gone through the process and are still unresolved were read and voted by the Board to forward to the Fining Committee for their final review.

We then opened the meeting with a residents' open forum. Items were brought to the Board's attention and we believe the Board responded to the residents satisfactorily.

The meeting was adjourned at about 9:30 PM. Thank you to all who attended. We appreciate you doing so.

Non-Meeting Topics

Residents continue to express concern over residents running stop signs and speeding. Please be careful in our community as we have a lot of children going to and from school at various hours of the day. Also, we continue to receive complaints of extremely loud vehicles in our community, mostly loud exhaust systems, but also some very loud sound systems. You will receive violation letters and possible deactivation of your bar code if you are heard and seen. Parents, please talk to your young drivers.

Volunteers Art & Roberta Jacobs coordinate our Community Garage Sale. They have requested that we move it to a date to be determined in the first quarter of 2023 rather than this Fall.

We need to remind everyone that our by-laws state that commercial vehicles must be garaged overnight; they cannot remain visible in our community overnight. Please refer to our by-laws for a complete text of the topic.

All in all, it has been a very good year for Grand Isles. A lot has been accomplished by our residents and the Board. Our community continues to look better and better.

Casey just completed her first year here and she is doing a great job; she has made a huge difference in many ways. Casey is extremely valuable to our community. She is always pleasant, courteous, and professional.

If Casey has a sign posted stating she is in a meeting or at lunch, please respect these requests and come back or call another time. It is not appropriate to knock on her exterior window or try to peer through her door window to see if she is in. Let her have lunch uninterrupted, or conduct her meeting without interruption.

Non-Meeting Topics (continued)

Also, Casey is a very busy person managing this property. The Property Manager's position here in Grand Isles is extremely complex. Her time needs to be allocated to tasks at hand and customer service. However, she cannot afford to engage in small talk for 15 minutes. If six people a day do this, she loses an hour and a half each day, which is 7.5 hours/week or nearly one full day of her week.

Community News

Over the next couple of months, we will be conducting many meetings with our current and potential vendors while planning for the 2023 Budget. After those meetings, we will work on preparing next year's budget. The process will be extremely challenging due to the workforce and economic challenges vendors face now. So many companies are struggling to retain quality employees and some of our vendors are going through the same thing. The best example is our lake management company; we haven't had a steady service tech for two months. (We won't pay for service we didn't receive.) Our company is the largest lake management company in the U.S.; the same technician services Grand Isles, The Isles, and Wycliffe Country Club, and I'm sure other properties. Our lakes are not looking good at this time. We know that. A month ago, I had the Solitude managers in, and we toured the lakes and they saw what you see. We are giving the company time to train new staff and then correct our lake issues. Other communities are experiencing the same. I understand that some residents are extremely unhappy about their lake view. So am I, and so is Casey. However, we believe we are with the right company that has proven its abilities for years in the industry; yelling and threatening them is not going to fix the situation. They want happy customers and are working to get the proper staffing. Once that happens, we will get back on track. This is not a job where you can just hire someone off the street and turn them loose.

Another topic that a couple of residents express their frustration over is our common area irrigation system performance. We have miles of irrigation lines underground on this property. I can't imagine how many sprinkler heads we have but countless heads have been replaced this and every year. Our irrigation lines are at least 24 years old and are made of plastic that is very brittle. I have contacted two companies to give us a bid on what the process and cost would be to replace our system. They both declined and said the cost would be far too high and our best option was to just continue to repair the breaks as they occur. After evaluating these comments and evaluating our options, this Board decided that we were better off doing the repairs when the leaks happen rather than rip everything out of the ground and replace it and charge our homeowners a special assessment.

Community News

I would think you would agree with that decision. We do not have, and never have had, a full-time irrigation repair person. Brightview, our former landscape company, had a person come to Grand Isles for half a day every other week. This is part of the reason we have made so many repairs in Carmel in the past three years. Instead of fixing issues, they were putting band-aids on gaping wounds. Evergreen has spent countless hours working on repairs to our system, has made great progress, and is responsive to issues, sprinkler head replacements, etc. Our contract states that Evergreen is on our property on Thursdays for our common area and Fridays in Carmel. They are here more than that most weeks. We are getting much better service than from Brightview; it's not even close. However, like any landscape company, they are not perfect.

Lastly, I just completed my third year as Board President of Grand Isles HOA. Alan Apfel was on the Board at that time and, along the way, Andrew Plevin was added, then Doreen Levy, and then Lauren McPherson. This Board has accomplished a lot in three years. For the most part, we have very good vendor partners. We are always evaluating their performance and value/cost. We continue to get bids from other vendors to make sure we are getting competitive bids. A vendor change from time to time takes place every year as we continue to improve this community. Typically, change can't happen instantly, as we have to honor contracts, and some require time to make corrections on their part. We don't hire and fire our vendors' employees. If someone demands that a gate attendant (for example) be terminated, we inform the vendor, and they begin a search for a replacement and a training process before that termination takes place. We must wait for that to happen rather than have no one at our gate. In today's work environment, companies don't have spare personnel to place just in case an opening instantly happens.

Community News (continued)

We have resurfaced our pools, replaced our building roofs, remodeled our clubhouse, new clubhouse furniture, new pool furniture, new fountain, greatly improved landscaping in much of our common area, replaced many pumps and motors and air conditioning units, removed all the perimeter ficus and replaced almost all of our perimeter fencing, installed hundreds of clusia bushes, created a fantastic website, significantly reduced our receivables, improved our bank account balances, implemented resolutions that clarify the use of golf carts and drones, installed park benches and added more dog bag stations, installed new surface on our tennis courts, upgraded our entire basketball area, and many, many more items have been added or improved.

I am proud of what this Board has accomplished, and we have more to do. We have averaged at least ten Board Meetings per year and publish a newsletter informing you after each one.

If any resident is unhappy with our performance and can do better, please come forward and run for the Board President position as it is up for election this year.

Anyone that gets hard copy of this newsletter by mail, please know it will be delayed one week due to Casey being on vacation.

As always, thank you. Doug Stark

Casey's Column

Hello Grand Isles Residents!

I have officially been here one full year and I cannot believe how fast the time has flown. I have been a part of many great events, projects, and look forward to all that is to come. I am truly grateful to be working for such an amazing Board of Directors and for all of the wonderful residents I have met along the way. Thank you all for making my first year so special.

Thank you,
Casey Aprea