



11585 Lake Isles Dr. Wellington, FL 33414  
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## **BOARD MEETING MINUTES**

8/18/2022

Located at the Grand Isles Clubhouse – 11585 Lake Isles Dr. Wellington, FL 33414

**In Attendance:** Doug Stark/President, Doreen Levy/Vice President, Lauren McPherson/Secretary, Andrew Plevin/Director and Casey Aprea, LCAM, Property Manager.

- I. Call to Order:** Meeting called to order at 7:00PM by Doug Stark
- II. Determination of Quorum:** Quorum present; All five Board Members in attendance.
- III. Approval of Meeting Minutes:** Reading of the prior meeting minutes was waived.  
MOTION: Motion to approve the prior meeting Minutes made by Doug Stark, seconded by Andrew Plevin, motion carried 5-0
- IV. Treasurers Report:** The July 2022 Financials were reviewed by Alan Apfel.
- V. Old Business**
  - a. Landscape/Sod Project: The landscape beautification project and sod installation has been completed for the 2022 budget year.
  - b. Clubhouse Impact Window Installation: All windows aside from the ones on the East end of the gym have been installed. Remaining gym windows are anticipated to be finished in mid-September.
  - c. Tree Removals/Replacements: Applied for permit with the Village of Wellington for the removal of five dead trees in our common areas.
  - d. Rainbird System: Rainbird system that controls the common area irrigation was struck by lightning and replaced by our landscape company.
  - e. Woman's Clubhouse Bathroom Sink: Sink was vandalized and has since been replaced.
  - f. Damage to Main Pool's Key Fob System: Vandalism to pool gate occurred, requiring repair from our gate access company, which has been finished.
- VI. New Business**
  - a. Carmel Lake Fountain: The fountain in the lake between Harbor Cove and Carmel has been down due to a motor replacement needed. Our lake company will provide an update as to when the new motor is scheduled to be received and installed.
  - b. ACC Member Update: Longtime ACC Member Ray Brooks has resigned from the committee. We thank him for his many years as a volunteer on this committee.  
MOTION: Motion to appoint Marie-Ange Williams as the new ACC Member made by Doug

Stark, seconded by Andrew Plevin, motion carried 5-0.

MOTION: Motion to appoint Maureen Walsh as an ACC Member made by Doug Stark, seconded by Andrew Plevin, motion carried 5-0.

c. Carmel Common Area Landscape:

MOTION: Motion made by Doug Stark to remove the common area vegetation/bushes and mulch (leaving the trees) next to 11705 Bay Breeze Ct and sod area, seconded by Alan Apfel, motion carried 5-0.

d. Remaining Projects for 2022: Brief discussion/overview of the remaining projects for 2022 – Tennis and Basketball Court Lighting is set to take place within the next few weeks as we are currently awaiting the delivery of the new bulbs and the Sidewalk Replacement Project is on track to begin end of September due to concrete shortage issues.

e. 2022 Holiday Party: General discussion about the 2022 Holiday Party.

f. Bylaw Amendment Proposal: General discussion about the proposed bylaw amendment that would prevent purchasers from renting out their home until it has been owned for a minimum of two years. We received a good number of resident's feedback on this issue since presented in the prior newsletter and we will be proceeding with our Attorney to draft up the amendment. We will need volunteers to assist in gathering votes.

g. Mediation Regarding Removal of Commercial Vehicle: Mediation regarding removal of has been scheduled for August 25, 2022.

MOTION: Motion made by Alan Apfel to designate Doug Stark and Doreen Levy to attend mediation representing the Grand Isles Community, seconded by Lauren McPherson, motion carried 5-0.

h. September Board Meeting Date: Due to scheduling conflicts, the September Board Meeting will take place one week later than usual, on September 29, 2022.

i. ACC Appeal: Resident of Emerald Point submitted a written appeal to the decision provided to him by the ACC denying his proposed black garage door. Resident provided a handful of addresses that he thought had black garage doors, but the doors he provided are all dark shades of brown after inspection was done. Owners of those addresses will be contacted to confirm color used.

MOTION: Motion made by Lauren McPherson to proceed with the decision made by the ACC to disapprove the color black, seconded by Alan Apfel, motion carried 4-1.

**VII. Accounts Receivables Review** – Doug Stark briefly went over our Accounts Receivables.

**VIII. Violation Review for Fining Committee** – The Board reviewed the outstanding violation report.  
MOTION: Motion made by Lauren McPherson, seconded by Andrew Plevin, to levy a fine of \$1,000.00 on the following homes:

- |                              |  |
|------------------------------|--|
| a. 3764 Miramontes Cir       | Dirty Driveway/Sidewalk                          |
| b. 11151 Nantucket Bay Ct    | Dirty Roof + Dirty Exterior Walls + Damaged Trim |
| c. 11243 Narragansett Bay Ct | Dirty Driveway/Sidewalk                          |
| d. 3754 Pelican Bay Ct       | Commercial Vehicle Parked on Property            |

Motion carried 5-0.

**IX. Miscellaneous and Open Forum**

Miscellaneous topics discussed amongst the residents, but nothing that required the Board to make a decision or vote upon.

**X. Adjournment:** MOTION: Motion made by Doug Stark to adjourn the meeting at 9:36PM, seconded by Alan Apfel. Motion carried 5-0.

Respectfully Submitted,  
Casey Aperia, LCAM

Approved: Doug Stark, President  
Doug Stark, Board President

Date: 9-29-22