



**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](http://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



IN MEMORY OF THE VICTIMS OF  
9/11/2001

On September 11, 2001, the worst terrorist attack in U.S. history occurred as four large passenger jets were hijacked by memrs of Al-Qaeda, then crashed, killing nearly 3,000 persons.

September 11, 2002 was the first Patriot's Day honored after the horrific terrorist attack of September 11, 2001.

Flags are flown at half-staff at the White House and on all U.S. government buildings and establishments throughout the world. A moment of silence is observed beginning at 8:46 a.m. the time the first plane struck the North Tower of The World Trade Center.

**Hello, Grand Isles Residents!**

We held a Board Meeting on Thursday, September 29th. The meeting was called to order at approximately 7:00 PM. All five Board members were in attendance. We waived the reading of the last meeting's minutes and President, Doug Stark signed the last meeting's minutes. Treasurer Alan Apfel gave the Treasurer's Report. We gave an update on projects and miscellaneous business that are completed or will take place this year. They are as follows:

- Clubhouse impact windows installation is now complete.
- The basketball & tennis court lighting has been upgraded and looks great.
- Palm trees will be trimmed for the second time this year and hardwood trees are being trimmed now.
- Our 2nd mulch installation for the year and our seasonal flower installation will begin in November. Then our common area sidewalks will be pressure cleaned.
- According to our sidewalk repair vendor, our annual sidewalk repairs will begin soon.
- Our Property Manager and President met with various vendors to gather quotes and service contracts to prepare for the upcoming budget process in October.
- Two Capital Budget items for 2023 were proposed by President, Doug Stark. They were our annual sidewalk repairs and the replacement of the playground flooring. The Board reviewed and unanimously accepted these proposed items.
- Discussed the implementation of our Rental Amendment Proposal.

**Volunteer Appreciation Award**

The Board awarded long-time resident, Richard S. Tolbert with an appreciation award for serving as our Board President for 12 years from 2005-2016. Having sustained 12 years as a Board President in our community warrants recognition at the very least. We survive on the backs of all our volunteers. Without our volunteers, we would need to pay several people to keep this community operating as it does. We want all volunteers to feel appreciated for selflessly giving their time and helping our community be the best it can be.

As always, **we are asking for more volunteers**. If there is ever a time to volunteer, NOW is the time. We have a crucial task that is going to require a lot of manpower that we do not currently have. This is for our **Rental Amendment Proposal**, which is discussed in this newsletter.

## Annual Holiday Party

We are finalizing another amazing Grand Isles Resident Holiday Party officially set for Saturday, December 10th from 4:00 PM to 10:30 PM allowing for both children and adults to enjoy.

We are happy to announce that we have secured Chik-fil-A as our food truck for this event! We have a variety of events and activities planned throughout the evening and there will be something for everyone to enjoy. Highlights include a balloon artist, face painter, DJ, an outdoor holiday-themed movie with popcorn, and dancing with live music entertainment inside our Clubhouse for our adult residents.

**We need several volunteers for this event.** Whether it's to help with setup on Friday or Saturday, during or after the party for clean up, or miscellaneous resident assistance. Please contact Casey by phone at 561-333-5253 or by email at grandislespm@gmail.com and let her know when you can volunteer and she will let you know where we need your help. More detailed information will be in next month's newsletter.

## Playground Surface Presentation

Stephanie Wallaert, a Grand Isles Resident presented her concerns about the material used on our children's playground a while back to our property manager and Board. Doug Stark contacted Mrs. Wallert asking if she would like to speak at our meeting about her concerns. She was extremely pleased to do so. She spent her own time meeting with multiple vendors, researched the several types of resurfacing options with written quotes for each, and gave her reasoning on why she preferred one over the other. We appreciate the time, effort and passion Stephanie shared and the Board will weigh out all options and come to a reasonable conclusion. Thank you, Stephanie, for your dedication to this matter.

## Proposed Amendment Process to Move Forward

We are moving forward with the proposed amendment process to restrict new homeowners who purchase their homes in Grand Isles on or after January 1, 2023, from leasing their homes for a twenty-four-month period. **We will likely need a lot of volunteers to go door to door as part of the final process to get this accomplished.** Please contact Casey by phone at 561-333-5253 or by email at grandislespm@gmail.com and let her know when you can volunteer and she will let you know where we need your help.

**ATTENTION HOMEOWNERS:** All homeowners will receive a mailer and ballot in a separate mailing that will be going out on 10/14/22 regarding the proposed bylaw amendment. Please be on the lookout for it and respond as soon as possible once received.

## Miscellaneous Topics

We continue to experience vandalism of our community property. The women's main pool bathroom sink, men's main pool toilet, and the east main pool gate were vandalized at the end of August. Because of our surveillance and key fob access systems, we were able to recover a majority of these expenses from the residents that bore the responsibilities and all have been replaced or repaired. Each resident shares in the costs to fix damages, or any other expenses that we do not recover.

On Aug 25th what appeared to be an organized tennis tournament celebration complete with trophies, banquet table and pizza took place at around 6 PM on our tennis courts. Residents, please if you wish to have an organized event with 10 or more people, you must notify the property manager of procedures and availability.

The Mediation regarding the removal of a commercial vehicle from the community last month was unfortunately unsuccessful. We will have a scheduled court date sometime in early 2023.

For those who still have shutters on their home, please remove them as Hurricane Ian has passed, and thankfully, we were spared.

## Concluding Board Business

We opened the floor for an open forum. The meeting was adjourned at about 9:50 PM. Thank you to all that attended.

Grand Isles Master Homeowners' Association Inc.  
Board of Directors

## Casey's Column

Hello Residents!

I hope you are all having a great start to the fall season.

Before I continue, I would like to inform those who may not know that we lost a long-time resident, Katheen (Kathy) Hossele. Kathy had owned her home on Miramontes Cir since 2005 and had sadly passed away earlier this month. Neighbors who knew her all share the same recollection of her being a wonderful, cheerful person who always took pride in keeping her yard/garden in beautiful condition, which she loved doing. She will be missed by many and we extend our condolences to her family.

As always, I would like to provide some reminders to all residents regarding the following various topics:

- **ACC Applications** - Fully completed and signed applications must be received no later than 12:00 noon on the Friday before a scheduled ACC meeting. The meetings are held at the Clubhouse at 7:00 pm on the first and third Wednesdays of every month. I cannot accept any ACC Applications that are submitted past the deadline. Any applications submitted after the deadline will have to be presented at the following ACC Meeting and there are no exceptions to this requirement. And as a side note, all homeowners are responsible to provide their own copies of everything - I cannot make copies for you here at the office.
- **Barcodes** - Several residents have had to replace their old and weathered barcodes. If you find yourself having to back up and re-enter past our barcode reader, it is likely time for yours to be replaced as well. There is no "age limit" to these barcodes - I've had residents who have had the same barcode for twenty years and others who have only had theirs a handful of months - factors such as sunlight, rain, car washes, etc. can cause a barcode to wear out.
- **Payments for Barcodes/Fobs** - The only form of payment that the Clubhouse Office accepts is a personal check, money order or cashier's check only. We do not accept cash, credit, debit, Zelle, or any other forms of payment.
- **Animal Waste** - Though it may seem repetitive to continually recite this, please make sure that you are picking up after your pets when you are walking them. Even with all of our common area space and dog waste/bag stations installed throughout the neighborhood, there are still residents complaining about neighbor-owned dogs relieving themselves on their lawns and not being picked up after. There is no reason why you should not be picking up after your pet; Any resident identified as not picking up their pet's waste will be subject to a \$1,000.00 fine.
- **Gate Access** - In an effort to keep our guest lane at the front gate running as smoothly as possible and to prevent a long wait, I would like to remind all residents to utilize their Gate Access account to register any planned guests. If you run into an issue logging into your account or have any questions regarding Gate Access, please give me a call and I would be happy to help.

As mentioned in our prior newsletter, there are a lot of factors to this position as Property Manager. That being said, there are appointments and issues that preclude me from being at my desk for the entire duration of the day. If you are in need of a barcode, fob or to meet with me for any other reason, I strongly suggest calling the office before heading over to ensure that I am available. If I do not answer, leave a voicemail and I will call you back as soon as I am able to.

Thank you, Casey

# *Grand Isles*

## *At Wellington*

Dear Grand Isles Homeowner,

We are asking every homeowner to support the “Proposed Amendment” presented by the Grand Isles Master Homeowners Association, Inc. We have been discussing ways we can limit the number of investor-owned homes in the Grand Isles over the past 2 and a half years. We need to protect our community from being preyed upon during the next housing recession, as history has shown in the past. This amendment discussion began when we saw a concerning number of investor homes in our community and knew our community could be on the brink of rapidly declining home values based on the high concentration of rental homes in our community. Just a couple of years ago, we had two of our subdivisions, Carmel and Harbor Cove, heavily concentrated with rental homes. The percentages of rental homes were 16.75% and 14.5%, respectively. Our law firm had indicated that these are dangerously high percentages. We have addressed our concern at our board meetings, provided a detailed presentation with charts and statistics showing how too many investment homes can have a negative impact on our property values and community, wrote about it in our newsletters, and now we have taken the first step to implement a much needed and overdue change.

Our property values have soared in the last few years and we need your help to protect these values with the tools available within a homeowners association community. We have a very desirable Wellington community. Just like us, there are many Wellington homeowner associations that have already recognized and implemented this valuable step in protecting their homes’ values by restricting leasing upon new ownership such as Castellina, Villagewalk, Versailles, Olympia, Lakefield of the Landings, Binks Forest, and Oakmont Estates to name a few, and we need your YES vote to protect our values as well. We have followed the guidance of our law firm in preparing this proposal.

This is what the Proposed Amendment means to you if you are a current homeowner in Grand Isles. Your YES vote will still allow you to rent your home just as you can now, once in a 12-month period for a minimum of 120 days.

**YOUR YES VOTE DOES NOT CHANGE OR AFFECT YOUR ABILITY TO RENT YOUR HOME.**

Your YES vote will allow Grand Isles Master Homeowners’ Association, Inc. to restrict the following:

The Homesite cannot be leased during the first twenty-four months of ownership for owners who purchase on January 1, 2023 and thereafter. Recognizing that there may be unavoidable circumstances, there are four exceptions to the twenty-four month restriction.

- 1) The Association acquires a Homesite
- 2) Inheritance of the Homesite by the owner’s Family or the person living with the owner at the Homesite
- 3) Transfer during the term of the Lease, but the twenty-four month period commences at the end of the Lease
- 4) Financial hardship request and Association approval

We need YOUR help! We need at least 459 homeowners to vote YES in order to get this passed, and we only have 60 days from start to finish to accomplish this massive task. We will be calling upon many volunteers to help get the votes needed by going door to door if necessary. We know this is best for our community and we need your support.

Grand Isles Master Homeowners’ Association, Inc.  
Board of Directors