



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

9/29/2022

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

**In Attendance:** Doug Stark/President, Doreen Levy/Vice President, Alan Apfel/Treasurer, 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 Alan Apfel, motion carried 5-0
- IV. **Treasurers Report:** The August 2022 Financials were reviewed by Alan Apfel.
- V. **Old Business**
  - a. Vandalism in Pool Bathrooms- The toilet in the Women's Room pool bathroom was stuffed with mulch/vandalized. The toilet could not be repaired and had to be replaced in its entirety, which took place earlier this month. The vandals were identified using our fobs and camera system and the Association has been reimbursed for the cost of the new toilet.
  - b. Tree Trimming- Palm Tree and Hardwood Tree Trimming for our Common Areas has begun.
  - c. Mulch – We are on schedule to have our common areas mulched in November.
  - d. Sidewalk Pressure Cleaning – We are on schedule to have our common area sidewalks pressure cleaned in November.
  - e. Annual Flowers – Flower installation in our common areas is set to take place towards the end of October or early November.
  - f. Clubhouse Impact Windows – The impact window project for the Clubhouse has been completed. We are currently waiting on our final Permit Approval from the Village of Wellington.
  - g. Lighting at Basketball & Tennis Courts – All of the lighting at the basketball court and our tennis courts have been replaced.
  - h. Pool Gate Fob System – Our West pool gate's fob system was not working as the maglock would not connect and hold the gate closed. Our gate company came out and made the necessary repairs.
  - i. Rainbird System – Our Rainbird (irrigation) System that controls the common area sprinklers was badly damaged by a lightning strike and had to be replaced completely. Our landscape company replaced the Rainbird and it is working as designed.
  - j. Tree Removals – The removal of four dead trees have been completed and we are waiting on the final Permit Approval for replacement from the Village of Wellington.

- k. Lake Fountain Motor Replaced – The motor belonging to the fountain located between Harbor Cove and Carmel has been replaced and the fountain is now back to being fully operational.

**VI. New Business**

- a. Appreciation Award – An Appreciation Award for longtime prior Board President, Richard S. Tolbert, was presented at the meeting. Mr. Tolbert was unable to attend the meeting to accept the award, therefore we will have his photo taken, as we have with other award recipients, and have the award hung up in our Clubhouse at a later date.
- b. Annual Sidewalk Repairs: We have had our permit approved by the Village of Wellington. Supply chain and weather issues had created a delay, but we are on track to have our annual sidewalk repair project begin at the beginning of October 2022.
- c. Meetings with Current & Potential Vendors: Doug Stark advised the membership that several meetings have occurred with the Property Manager and current/ potential vendors for the purpose of creating our upcoming 2023 Proposed Budget.
- d. Proposals for New Playground Flooring: Prior to the Board Meeting, resident Stephanie Wallaert had met with five Playground companies to obtain opinions, suggestions and bids for our playground flooring to be replaced in 2023. Narrowing it down to three companies, Stephanie Wallaert presented proposals and samples of possible playground flooring options such as Turf, Engineered Wood Fiber (wood chips) and Pour in Place flooring which we currently have. Stephanie Wallaert provided thorough explanations for each option and assisted the Board with any questions. The Board would like to spend more time to review the options/pricing before making a firm decision.
- e. Capital Budget Items for 2023: Doug Stark presented the proposed 2023 Capital Budget items which are our annual sidewalk replacement program and the resurfacing of our playground.
- f. Holiday Party Update: Doug Stark briefly went over the information for our 2022 Holiday Party. It is scheduled to take place on Saturday, December 10, 2022 beginning at 4:00PM; We will have a Chick Fil A food truck, balloon artist, face painter, DJ, holiday movie and an adults-only dance. This event will be coordinated by the Board with assistance of our Social Committee and any volunteers who would like to help. More information on this event will be forthcoming via our Newsletter, Community texts/emails and Facebook page.
- g. Commercial Truck Lawsuit Update: Mediation took place, but a settlement had not been reached. The Association will be going to trial in either January or February 2023.
- h. Rental Amendment Proposal: Doreen Levy went over our proposed Amendment to our Association Bylaws which would require any purchaser as of January 1, 2023 to own their home for a minimum of two years before they can rent it out. An initial mailing with a voting ballot will be sent out on October 14, 2022 to all homeowners; a second mailing with a voting ballot will be sent out on October 21, 2022 addressed to owners who do not respond to the first mailing. Lastly, a group of volunteers will coordinate to go door-to-door to obtain votes from homeowners who did not respond to either mailing; a training meeting for these volunteers will be held on October 25, 2022 at 6:30PM. More information concerning this amendment will be provided in the upcoming September Newsletter.

**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. 3530 Moon Bay Cir       | Shutter Closed on Window(s)      |
| b. 3578 Old Lighthouse Cir | Flower Beds Not Being Maintained |
| c. 3654 Old Lighthouse Cir | Mailbox Maintenance              |



- d. 3800 Miramontes Cir
- e. 3817 Miramontes Cir
- f. 11136 Grandview Mnr

Trash Bins Left out Constantly  
Painting Home without ACC Approval  
Basketball Hoop Being Stored on Street

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 9:50PM, seconded by Alan Apfel. Motion carried 5-0.

Respectfully Submitted,  
Casey Aperia, LCAM

Approved: Doug Stark, President  
Doug Stark, Board President

Date: Oct. 20, 2022