



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

October 20, 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 7:00 p.m. 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 September 2022 Financials were reviewed by Alan Apfel.
- V. Old Business**
 - a. **Playground Flooring:** The Board revisited the Playground Flooring proposals received to make their decision. MOTION: Motion to approve Florida Playgrounds to remove our existing playground flooring and install turf made by Doug Stark, seconded by Alan Apfel. Motion carried 5-0.
 - b. **Tree Removal Project:** Five Banyan trees along the southern Border of Carmel will be removed. We are planning on removing two in 2022 and three in 2023. A permit with the Village of Wellington has been applied for.
- VI. New Business**
 - a. **Social Events**
 - **Yard Sale:** The Community Yard sale is tentatively scheduled for Sunday, January 22, 2022.
 - **Yoga:** We plan to start yoga back up on Saturday, December 3, 2022 at 9:00 a.m. We are currently waiting on confirmation from the instructor.
 - **Holiday Lighting Contest:** We will be conducting our Holiday Lighting contest this year with two categories; Best Holiday Lights and Best Holiday Display (inflatables, etc.).
 - **Holiday Party/Toys for Tots:** Doug Stark briefly went over our plans for the upcoming Holiday Party, scheduled for Saturday, December 10, 2022. We will have food provided by Chick-fil-A, a DJ, face painter, magician, stilt-walker, balloon artist, family movie and then an Adults Only dance at the end of the night, with live music from 'Chance Encounter'. Last year's Toys for Tots drive was a huge success and it will occur again at this year's Holiday

Party, coordinated by one of our homeowners. Our next Newsletter will have a flyer included with the Holiday Party information.

- b. Emerald Bay Haunted House: A Homeowner who lives in Emerald Bay advertised a Haunted House that they are having on Halloween Night. Casey Aprea confirmed with the homeowner that if this is open to individuals outside of the community, an additional PBSO Deputy and additional gate attendant would be hired at the expense of the homeowner. The homeowner advised that the Haunted House is for Grand Isles residents only and edited their advertisements to ensure it stated that.
- c. Rental Amendment Voting Update: We currently have 92 consents received so far. A second mailing will be going out in the mail on October 21, 2022 to those who have not yet returned theirs. A volunteer meeting for door-to-door canvassing will take place on Tuesday, October 25, 2022 at 6:30 p.m. at the Clubhouse for those who would like to volunteer.
- d. Remaining 2022 Projects:
 - *Holiday Light Installation*: The community's holiday lights are scheduled to be installed this week.
 - *Mulching*: The mulching of our common areas will be completed in November.
 - *Pressure Spraying*: The pressure spraying of our common areas will be completed in November, after the mulch is installed.
 - *New Flowers*: New flowers will be installed in our common areas in November.
- e. Sidewalk Project: Our annual sidewalk repair project has started. There are 71 sidewalk slabs that will be repaired/replaced.
- f. PBSO Patrol Shift Log Results: An analysis was completed of our PBSO Shift Log results for the past six months. The Board reviewed the performance of our PBSO Deputies who patrol the community and discussed the results.
- g. 2023 Proposed Budget Review: Doug Stark went over the Proposed 2023 Budget with the Board of Directors.
- h. Vote to Approve Changing Vendors:
 - *Gate Attendant Company*: After reviewing proposals provided, the Board had voted to change our Gate Attendant Company. MOTION: Motion to contract with United Security for our Gate Attendant service made by Lauren McPherson, seconded by Doreen Levy. Motion carried 5-0.
 - *Camera Company*: After reviewing proposals provided, the Board had voted to change our Camera Company. MOTION: Motion to contract with Access Masters to service our cameras made by Lauren McPherson, seconded by Doreen Levy. Motion carried 5-0.
 - *Gate Access Company*: After reviewing proposals provided, the Board had voted to change our Gate Access company. MOTION: Motion to contract with Access Masters for our gate access made by Lauren McPherson, seconded by Doreen Levy. Motion carried 5-0.
- i. Commercial Truck Lawsuit Update: Mediation occurred, but a settlement was not reached. Depositions are to start in November 2022, with an anticipated trial date to take place in either January or February of 2023.
- j. Date of Next Board Meeting: Our next Board Meeting will occur on Thursday, November 17, 2022 at 7:00 p.m. This will also serve as our 2022 Annual Meeting and 2023 Budget Meeting. The Notice of this meeting will be mailed on October 26, 2022. There is one seat up for election and anyone who wishes to run will be instructed to submit their Notice of Intent by November 11, 2022.

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:

- 3720 Miramontes Cir Car Repeatedly Blocking Sidewalk

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 9:20 p.m., seconded by Alan Apfel. Motion carried 5-0.

Respectfully Submitted,
Casey Aprea, LCAM

Approved: Doug Stark, President
Doug Stark, Board President

Date: 11-17-22