



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

November 17, 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 October 2022 Financials were reviewed by Alan Apfel.
- V. Old Business**
  - a. Flowers: Our new annual flower installation has begun.
  - b. Mulch: The mulching of our common areas has been completed.
  - c. Pressure Cleaning: The Pressure Cleaning of our common area sidewalks is scheduled to begin Monday, November 21, 2022.
  - d. Tree Trimming: Community Tree Trimming has been completed.
- VI. New Business**
  - a. 2023 Budget: The proposed 2023 Budget was presented to the Board of Directors.  
MOTION: Motion to approve the 2023 Proposed Budget as presented made by Doug Stark, seconded by Alan Apfel, motion carried 5-0. The monthly assessments will increase by \$20.00.
  - b. Rental Amendment Update: There was a brief update given by Casey Aprea regarding the proposed Rental Amendment consents that have been received.
  - c. Holiday Party Update: Doug Stark gave an update on the upcoming Annual Holiday party. All of our entertainers/vendors are set and we will begin advertising the Holiday Party in our upcoming Newsletter, as well as our sandwich boards, texts and emails to the community.
  - d. Wine Tasting Event: Resident Ana Hornby provided information on a proposed wine-tasting event for our Community. Ana Hornby was unable to attend the meeting and therefore unavailable to answer questions that the Board and Property Manager had. Thus, the issue was denied at this time.

**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 Doug Stark, seconded by Laure McPherson, to levy a fine of \$1,000.00 on the following homes:

- |                           |                                       |
|---------------------------|---------------------------------------|
| • 3761 Miramontes Cir     | Dirty Roof                            |
| • 3764 Miramontes Cir     | Dirty Driveway/Sidewalk               |
| • 3573 Moon Bay Cir       | Dirty Roof                            |
| • 3737 Old Lighthouse Cir | Dirty Driveway                        |
| • 3753 Pelican Bay Ct     | Vehicle Continually Blocking Sidewalk |

Motion carried 5-0.

**IX. Miscellaneous and Open Forum**

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

**X. Adjournment:** Motion made by Doug Stark to adjourn the meeting at 8:30 p.m., seconded by Alan Apfel. Motion carried 5-0.

Respectfully Submitted,  
Casey Aprea, LCAM

Approved: \_\_\_\_\_

Doug Stark, President  
Doug Stark, Board President

Date: \_\_\_\_\_

12-15-22