



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

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



Since sugar cookies are the most common holiday cookie here is a recipe from allrecipes.com that's sure to make everyone smile!

- 2 ¾ cups all-purpose flour
- 1 teaspoon baking soda
- ½ teaspoon baking powder
- 1 cup butter, softened
- 1 ½ cups white sugar
- 1 egg
- 1 teaspoon vanilla extract
- 1. Preheat oven to 375*
- 2. Stir flour, baking soda, and baking powder together in a small bowl.
- 3. Beat sugar and butter until smooth then beat in egg and vanilla
- 4. Gradually blend in flour mixture.
- 5. Roll into balls placing 2" apart on ungreased baking sheets.
- 6. Bake 8-10 min until edges are gold brown
- 7. Cool on wire rack.

Hello, Grand Isles Residents!

We held our Board of Directors meeting on Thursday, December 17th. 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. Updates were provided on old business and new business. Here are some highlights of the old and new business:

- Our annual sidewalk project has finally started. These repairs were planned to be completed before the school year began in August but due to the supply chain and cement allocation, they were drastically delayed.
- Our impact glass in the clubhouse is complete and just waiting on the final inspection by the Village of Wellington. We are eager to get the stickers off the windows and have them nice and clean.
- A new royal palm tree has been replaced at the monument east of the entrance along Lake Worth Road.
- The interior of the Clubhouse is beyond touching up and will be freshly repainted with the same color scheme in January.
- The Children's Play Area will be resurfaced with artificial turf in mid to late January and is the only capital improvement budgeted for 2023.
- The main pool area landscape improvements are scheduled for mid to late January and include replacing the mulch with artificial turf and removing the old brick perimeters.
- Please note there will not be an ACC Meeting on January 4, 2023.
- There is not a planned BOD Meeting for the month of January.

Amendment Passed!

The Board of Directors is proud to announce that the rental amendment has passed with 77% community approval! We received 470 signed consents approving the two-year rental restriction on new home purchases beginning January 1, 2023. This Amendment to the Declaration of Restrictive Covenants for Grand Isles will be public record and posted on our website under Community Documents as well as on the front homepage and with the application forms. This is a huge accomplishment for our association. We would like to thank the 13 volunteers that gave up their personal time to help get this amendment passed. Based upon feedback from residents, many were misinformed by 3rd party social sites, which are notorious for misinformation, of what the amendment was about. The majority of our homeowners were in favor of this change which speaks volumes about its necessity. The 141 homeowners that did not return a ballot will be notified by mail, as required, that this new amendment has passed.

As a Matter of Record

We were informed by a resident who attended the Village of Wellington meeting on the relocation of the competitive pool at the Wellington Aquatics Complex. There are 3 possible locations that the Village of Wellington is considering. One is the maintenance yard which backs up against several homes in Carmel along 120th Street at the back entrance of the park. Those that are familiar with competitive meets, they can often be loud and begin early and run well into the evenings. We wanted all residents to be aware of this possible scenario. Please contact the Village of Wellington to get more information or to have your voices heard. Please note, this is a resident issue and not a Board issue.

Annual Holiday Party

What an incredible Holiday Party we had this year! Nearly 700 people attended and Chik-fil-A served a total of 617 meals. We thought we had everything covered. We didn't plan on the majority of the people coming at 4:00, thus Chik-fil-A was slammed from the beginning, but they persevered and fresh food was delivered to all that waited. Thank you to those who donated to our Toys For Tots donation. Grand Isles filled all 3 boxes! The face painter, stilt walking magician, balloon artist, and DJ rounded our children's entertainment and was well received. The early evening Polar Express movie with free popcorn concluded the children's portion of our Holiday event. The Adult Dance was a huge success! So much so that the dance floor was packed nearly all night long. Chance Encounter performed music covering all genres from the '60s through the '80s. We have several residents wanting us to do this more often and even suggested a Valentine-themed Dance. We will plan a February 18th dance and provide more details as they become available.

2nd Annual Holiday Lighting Contest

On Wednesday evening, volunteers drove by all the homes lit up with holiday lighting for the Holiday Lighting Contest. As previously mentioned, we will be having two categories this year. Homes with inflatables and homes without. We will be giving out 1st place and 2nd place prizes in each category. First-place winners will receive a \$100 gift card and 2nd place winners will receive a \$50 gift card. We sent an email and text message out when the judging took place.

Community Garage Sale January 22nd

The Grand Isles Community Garage Sale is set for Sunday, January 22, 2023. The Garage Sale Event is well received and is located outside the back gates near Polo Park Middle School. This annual event is coordinated by a resident volunteer, Arthur Jacobs. All vendors are to report to the check-in section inside the back gate from 6:00 a.m. to 7:30 a.m. for space assignment. All vehicles must be off the selling area by 7:45 a.m., NO LATER! NO VEHICLES CAN ENTER THE SELLING AREA from 7:45 a.m. to 1:00 p.m. Selling will continue until 1:00 p.m. and ONLY THEN you can begin to pack up. PACK-UP begins at 1:00 p.m. with YOUR SPACE LEFT CLEAN as you found it. Please see attached flyer and application.

Community Updates

Since there are issues that arise after our onsite property manager has gone home for the day we will be hiring an evening rover to monitor our community 6 nights a week from 5:00 PM - 10:00 PM beginning in January. The monitor will be able to pick up debris from our streets such as fallen palm fronds, locate any gushing or broken irrigation areas, take photos and report illegal parking, report and locate lighting outages, monitor the clubhouse and fitness center, observe both pools for any trespassers or general property issues, and assist persons that may get trapped in the back gates. Since these monitors leave at 10:00 PM, we will be changing our Clubhouse hours and our back gate hours beginning January 2023 to close at 10:00 PM from 11:00 PM. New Resident and Reservation forms to our facilities shall be amended to reflect these changes. For the few residents that may currently use the fitness center after 10:00 PM please adjust accordingly.

Please note our Property Manager will be on vacation from December 26, 2022 - Jan 1, 2023. The office will be closed on December 26, 2022. We will have part-time help along with our own volunteers assisting with clerical duties and answering phones. The hours will be posted on the front door of the Clubhouse. There may be something that requires managerial experience which will have to wait for the property manager to return on January 2nd.

Concluding Board Business

Please note the Ladies' January Luncheon will be held on Monday, Jan 9, 2023. Please contact Sylvia at 269-325-0678 if you are interested in joining any of the luncheons.

At our meeting, it was announced that the Board had received and accepted the resignation of our Treasurer, Alan Apfel. His last day serving as Treasurer will be on December 31st. The Board made a motion to appoint Jose Ruiz as Treasurer effective January 2nd. The motion was seconded and approved by all. Alan has served on the board for over 6 years and will be greatly missed.

The meeting was adjourned at about 9:00 PM. As always, thank you to all that attended.

Happy Holidays and Happy New Year!

Doreen Levy, Vice President on behalf of
Grand Isles Master Homeowners' Association
Inc. Board of Directors



Casey's Column

Dear Residents:

I want to provide just a few quick updates before I end the last column of 2022.

- New Gate Company:** Our new gate attendants started on December 1, 2022. I have received positive feedback both from the attendants and our residents. Unlike what may have happened prior, these attendants are checking the ID of every person who drives through our guest lane and ensuring that the residents who are signed up to receive gate notifications via text/email are receiving them. This would be a good time for all residents to ensure they are up to date on their Gate Access app to ensure a smooth entry process for their guests. Please call me if you need assistance with the app. Similarly, I encourage all residents who do not have a barcode to get one as this will keep the line in our guest lane down.
- Our Lakes:** Anyone who has a lake behind their home or has seen the lakes in our common areas have likely noticed the tall grass growing along the banks and some further into the water. This is called 'spike rush' and grows completely underwater and appear as a submerged plant. While it is actually beneficial for our lakes and the ecosystems within it, we do recognize that it has begun to grow more and more and have asked our lake maintenance company to take care of removing it. They have begun with a spray treatment that takes approximately 21 days to reach the root of the spike rush and cause it to fall below the surface. For any that is still standing, they will come in with a machine called a weedo to take out any that is remaining. Please be patient with this process as we actively work to get this rectified.
- Holiday Lights/Décor:** Please remember to have all holiday lighting/decorations removed from the outside of your home by January 6, 2023.

I can't believe this year is coming to an end already! And what better way to end it then with the passing of our Rental Amendment. As a reminder, this amendment prohibits any purchasers as of January 1, 2023 from renting their home for the first two years of ownership. This is HUGE; not only in the aspect of keeping you home values up, but also as an accomplishment for this community as a whole. More often than not, many HOAs struggle with getting an amendment passed – even the smaller communities. The fact that a community of this size has made it happen is in incredible feat that the Board and all of the residents should be proud to be a part of.

Casey's Column

I know that the help of our wonderful volunteers brought us to this accomplishment and I wish to thank each and every volunteer who assisted in contacting homeowners, following up, and who kept on moving even when it got a little tough; you all are a true honor to know and to have in this community.

From upgrades such as new trash cans and benches at our basketball court, brand new lighting at our basketball and tennis courts, resurfacing of the courts, and new gym equipment/parts, to bigger projects such as getting impact windows and doors in our clubhouse, remodeling the Carmel pool house, replacing perimeter fencing, removing old ficus and installing clusia, to the landscape improvements we made within the community as well as at our main entrance - I am truly honored to work with a Board that has gotten so much accomplished in a single year and who deeply care about their community.

Lastly, it's been a wonderful year with all of the residents I have had the pleasure of meeting and talking to fairly frequently - I have the gym regulars that I see throughout the days, the ladies who play mahjong in the Clubhouse early in the week, the ladies who play Rumikub on Fridays, the pickle-ballers who play some mornings, the tennis players who I see throughout the week when I leave for the day, and all of the residents who walk/run and take their dogs out throughout the community every morning and afternoon. You all have made me feel truly part of the Community and I look forward to many more years to come!

Until next year 😊,

Casey

It's time for our annual

Grand Isles Garage Sale!



SUNDAY / JANUARY 22, 2023

8:00 a.m. – 1:00 p.m.

- The event will take place **OUTSIDE THE GRAND ISLES BACK GATE**. The sale will go from outside the back gate, down to the entrance of the Polo Park Middle School parking lot.
- All vendors are to report to the check-in section inside the back gate from 6:00 a.m. to 7:30 a.m. for space assignment.
- All vehicles must be off the selling area by 7:45 a.m., **NO LATER!** **NO VEHICLES** CAN ENTER THE SELLING AREA from 7:45 a.m. to 1:00 p.m. Selling will continue until 1:00 p.m. and ONLY THEN you can begin to pack up.
- **PACK-UP** begins at 1:00 p.m. with **YOUR SPACE LEFT CLEAN** as you found it.

If rain becomes a factor, then the decision to move forward will be determined by the coordinators of the event with sellers' input.

FURTHER DETAILS WILL BE E-MAILED TO ALL SIGNED UP SELLERS.

Please refer to the next page to sign up for this event!

Grand Isles Garage Sale Sign-Up Form

SUNDAY / JANUARY 22, 2023

8:00 a.m. – 1:00 p.m.

NAME (print): _____

ADDRESS (print): _____

EMAIL ADDRESS (print): _____

PHONE NUMBER: _____

SPACE NEEDED (check one): **10 FOOT** _____ **20 FOOT** _____

(PLEASE USE ONLY THE SPACE FOOTAGE YOU NEED)

GENERAL RELEASE:

THE UNDERSIGNED DOES FOREVER DISCHARGE, RELEASE AND HOLD HARMLESS THE GRAND ISLES HOA AND ALL OTHER AGENTS OF AND ALL MANNER OF ACTIONS, SUITS, DAMAGES OF CLAIMS WHATSOEVER ARISING FROM ANY LOSS OR DAMAGE TO THE PERSON OR PROPERTY WHILE IN POSSESSION OR SUPERVISION OF THE GRAND ISLES HOA 2023 GARAGE SALE COMMITTEE AND HEREBY CONSENTS TO THE ENFORCEMENT OF ALL RULES OF THE SALE AS SET OUT IN THE LETTER OF INSTRUCTIONS TO BE EMAILED TO ALL SIGNED UP RESIDENT SELLERS.

SIGNATURE: _____ **DATE:** _____

**Please sign, date and return this form to the
Clubhouse ASAP to reserve your spot!**

MAIL TO: The Grand Isles Clubhouse – 11585 Lake Isles Dr., Wellington, FL 33414

DROP OFF: The Grand Isles Clubhouse Office OR in the black mailbox outside the clubhouse entrance

EMAIL TO: Casey Aprea (grandislespm@gmail.com)

Please call the Clubhouse Office at 561-333-5253 with any questions.