



11585 Lake Isles Dr. Wellington, FL 33414
Ph: 561-333-5253 | Email: grandislespm@gmail.com

BOARD MEETING MINUTES

December 15, 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 November 2022 Financials were reviewed by Alan Apfel.

V. Old Business

a. Sidewalk Repairs – The sidewalk repairs began on December 14, 2022 and are in progress.

VI. New Business

- a. Rental Amendment Results – The Proposed Rental Amendment passed with a grand total of 470 votes in favor. As instructed by the Association's Attorney, a letter advising of the Amendment's passing was issued to those who had voted no or had declined to vote, which is considered a 'no' vote. The Recorded Amendment will be posted on the Grand Isles website and provided to Davenport Management.
- b. Holiday Party Recap – Our 2022 Holiday Party was a success. Over 700 people attended and Chick-Fil-A provided 617 meals. The entertainment provided by the magician/stilt-walker, face painter, balloon artist & DJ was well received and the adults only Holiday Dance at the end of the evening had a great turnout. Chance Encounter played everyone's favorites and had the dance floor packed.
- Valentine's Dance – Due to suggestions made by multiple residents who attended the Holiday Dance to have them more often, the Board has decided to have another dance in celebration of Valentine's Day. More information will be forthcoming in this month's newsletter.
- c. Holiday Lighting/Decoration Contest – On Wednesday (12/21/23) evening, a group of volunteers will drive through the community as judges to determine the winners of this year's Holiday Lighting/Decoration Contest. There will be two categories this year in which gift cards will be

provided to the 1st and 2nd place winners for holiday lights and 1st and 2nd place winners for holiday lights and inflatables.

- d. New Royal Palm Replacement – A new Royal Palm tree was installed at our far East monument replacing a tree that was removed several years ago and recently reported to the Village of Wellington by a resident.
- e. Community Garage Sale – Our Community Garage Sale is scheduled for Sunday, January 22, 2023 from 7:30 a.m. to 1:00 p.m. outside of our back entrance. The parking lot at Polo Park Middle School will be utilized for vehicles to park. PBSO will be present for the duration of this event to assist in directing traffic. More information, as well as a sign-up form, will be provided in our upcoming newsletter.
- f. Clubhouse Interior Painting – The interior of the Clubhouse, including the gym, restrooms and office, is scheduled to occur in mid-January. One full coat of the same colors will be applied, freshening up the walls.
- g. Kiddie Play Area Resurfacing – The resurfacing of our Kiddie Play Area is scheduled to occur in mid-January. The current surface, pour-in-place, will be removed and resurfaced with artificial turf.
- h. Pool Area Landscape Improvements – The Main Pool area’s landscaping will receive improvements in mid-January; All the paver borders around the trees and perimeters will be removed, as well as all mulch. These areas will be cleaned out, leveled off and replaced with artificial turf.
- i. Evening Rover Beginning January 2023 – Beginning January 2023, we will have an evening rover that will patrol the community from 5PM-10PM six days a week for things such as illegal parking, commercial vehicles, trash cans left out. Likewise, they will be observing our common areas for any lighting issues, irrigation issues, etc. and checking our pool areas, tennis courts, basketball courts and clubhouse for any suspicious activity. If needed, the rover will also be able to assist in releasing any vehicle that is caught between our back gate arms.
- j. New Clubhouse & Back Gate Hours – Beginning January 2023, and in order to keep in synch with our rover’s hours, the Clubhouse (which includes the gym) will close at 10PM and our resident’s only back gate will no longer operate after 10PM. This information will also be relayed in our upcoming newsletter and have the updated times listed moving forward.
- k. Property Manager Vacation – Casey Aprea will be on vacation from December 26, 2023 to January 3, 2023. There will be temporary office coverage during this time provided by both volunteers and a representative from Davenport Management. The temporary office days/hours will be posted outside of the Clubhouse and Office doors.
- l. No ACC Meeting on January 4, 2023 – Due to Casey Aprea being on vacation, there will be no ACC Meeting on January 4, 2023.
- m. No Board Meeting for January 2023 – There will be no Board of Directors Meeting in January 2023. The next Board Meeting will take place in February 2023.

VII. Board Resignation – Treasurer Alan Apfel announced that he will be resigning from the Board of Directors effective December 31, 2022. The Board thanks him for his many years of volunteer service to the community.

VIII. New Board Member – After a brief introduction by Doug Stark, homeowner Jose Ruiz addressed the members and provided a bit of background on his family, career and living in Grand Isles. Jose Ruiz expressed his desire to join the Board of Directors as their new Treasurer.
MOTION: Motion to appoint Jose Ruiz to the Board of Directors as Treasurer made by Doug Stark, seconded by Lauren McPherson. Motion carried 5-0.

IX. Accounts Receivables Review – Doug Stark briefly went over our Accounts Receivables.

X. Miscellaneous and Open Forum

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

XI. 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 Aperia, LCAM

Approved: Doug Stark, President
Doug Stark, Board President

Date: 2-23-23