



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 - 10:00 pm

Fitness Center Hours
Open 7 days a week
6:00 am - 10:00 pm



We are so lucky to have a community that is in such high demand. Our low HOA fees and prime location make us the perfect choice for everyone. We are still seeing strong prices for both sales and rentals in our community.

Even with the softening of the Buyer surge, at the time of this publication, per the Multiple Listing Service, there were 8 homes being marketed for rent and 10 homes marketed for sale in Grand Isles. Two of the homes for rent and 3 of the homes for sale were under contract. The listed monthly rental prices ranged from \$2800 to \$10,000. Whereas the asking sales price ranged from \$475,000 - \$709,900.

In Palm Beach County, January 2023 home sales prices have increased 10.6% from January 2022!

Hello, Grand Isles Residents!

We held our Board of Directors meeting on Thursday, February 23rd. The meeting was called to order at approximately 7:00 PM by our Property Manager, Casey Aprea. With four Board Members in attendance, it was determined that we had a quorum. We waived the reading of the last meeting's minutes and President, Doug Stark signed the last meeting's minutes and gave the Treasurer's Report which included a recap of the 2022 Year End Financials which is available upon request. Updates were provided on old business and new business. Here are some highlights of the old and new business:

- Our annual sidewalk project was finally completed on February 8, 2023. There were 71 slabs that were either replaced or repaired. We are waiting on the final inspection from the Village of Wellington to close out this old business.
- Our Clubhouse impact glass has passed the final inspection by the Village of Wellington. The windows and glass have been professionally cleaned as well as the windows and glass at the gatehouse.
- The interior of the Clubhouse was freshly repainted with the same color scheme in January.
- The Clubhouse pool area has been cleaned up with the old loose pavers and most of the mulch cleared out and replaced with artificial turf. It will be much easier to maintain and looks so well-manicured and fresh.
- The Children's Play Area was resurfaced with artificial turf and looks great as the existing pour-in-place flooring life expectancy was reached and was no longer under warranty.
- We removed the dead Oleander trees and replaced them with Hong Kong Orchids. We removed 5 Banyan trees from Carmel's southern border and installed 15 Sylvester Palm trees throughout the commons areas. Three dead Palm trees were removed from the common areas and all projects had the Village of Wellington's approval.
- At the northern border, 600 Clusia were planted to complete the border project that began in 2022. The hedge along 120th Street was trimmed and cleaned up.
- About 8-10 feet of preserve area has been trimmed back where needed and where some of the overgrowths had come too close to residents' yards.
- The replacement of the Carmel pool fence will take place in March/April. The permit application is in process.
- A cleanout of our storm drains is scheduled for March.
- An unplanned repair of leaks found at the Clubhouse pool was performed this past Monday.

Great Community Assets

Our Evening Rover position has been such a great asset to our community. Here is just a brief list of the duties already performed:

Removes palm fronds and debris from our streets, monitors the clubhouse, pool areas, and fitness center identifies irrigation and lighting issues, takes photos of improper parking and sends them to Casey, interacts with residents to enforce rules and regulations, receives positive feedback from residents, knocks on residents' doors who's garage doors appear to be left open, and relieves residents who get trapped at the back gate.

In addition to our rovers, our onsite handyman and our property manager are a great benefit to our community. We have been needing to supplement our volunteers with personnel for quite some time and we now have the staff to better serve our community.

Social Committee Events

We have restarted our FREE Yoga Classes as of February 4th. Unfortunately, Mother Nature had other plans that day and the first class was canceled. We will offer a total of 8 Yoga classes to our residents, 16 years and older on Saturdays at 10 AM. This is held in the open common area outside of the fitness center. Whether you're a first-timer or a seasoned yogi all are welcome. We would love to see you there.

The Valentine's Day Dance was so much fun for those that attended. Again, the dance floor was packed nearly all night long thanks to Chance Encounter performing music covering the '60s through the '80s. Maria Quiroga, of the Social Committee, did an outstanding job decorating the room and filling it with rose petals, a beautiful balloon arch, a festive backdrop, tealight candles, and more. There were even single long-stemmed roses available for you to have upon entry. Maria, your artistry was on point! Thank you.

Social Committee Events (continued)

We will be restarting our FREE Family Movie Nights on Friday, March 10th, and plan to have another one in April (weather permitting). We will then resume Family Movie Nights in November when the weather cools off. More information like movie selection will be available on our website, via email and text notification, and on our private Grand Isles Facebook group.

Our next Food Truck Event is scheduled for May 5th and you guessed it - CINCO DE MAYO! This is a FREE event to attend but all food and beverages from the food trucks are available for purchase by the residents. We plan to have a Face Painter, Stilt Walking Magician, and other family-friendly entertainment. This year we will even have a Mariachi Band! Again more details will be available in our future newsletters, on our website, via email and text notification, and on our private Grand Isles Facebook group.

Just another friendly reminder, the Ladies' Monthly Luncheon is held on each 1st Monday of the month at noon and is highlighted on the Grand Isles Calendar on our website at grandisleshoa.org Please contact Sylvia at 269-325-0678 if you are interested in joining any of the luncheons.

Miscellaneous Topics

As a reminder to those that may not think it cannot happen to them, please keep your car doors locked. There were several cars vandalized across the street in The Isles recently because their car doors were left unlocked. This simple preventative measure can help protect your car from being broken into, and valuables from being stolen, and potentially avoid a big headache.

PLEASE SLOW DOWN - Again the topic came up about drivers in our community driving too fast, running stop signs, and other hazardous motor vehicle occurrences. This often happens on our streets that have a long straightaway and/or a curve. Most hazardous driving reports come from Miramontes Circle, Old Lighthouse Circle, Moon Bay Circle, and Lake Isles Drive. This is not limited to just cars. This includes golf carts, motorized bikes, and motorized scooters. All drivers should drive with caution within our community.

Concluding Board Business

As always, we can always use volunteers. We want to offer more social events but we do not have the volunteer pool we used to. If anyone is interested in helping with getting a group together or an event, please reach out to our property manager either by phone at 561-333-5253 or by email at grandislespm@gmail.com. Some ideas that were thought about but never came to fruition were Bingo, Casino Night, Disco Dance Night, Tennis Tournaments, Card Club, etc. These events can only be possible with several volunteers per event. We can charge residents for these events and have them staffed, but we would prefer to be able to offer these as free events.



Miscellaneous topics were discussed during the open forum and all residents were heard and responded to accordingly.

The next planned Board Meeting is set for Thursday, March 23rd at 7:00 PM.

The meeting was adjourned at about 9:10 PM. As always, thank you to all that attended.

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

Casey's Column

Dear Residents,

Being that it has been two months since our last Newsletter, I would like to remind all residents of the following important matters:

- SOLICITING: Although there are several signs posted at both our Main Entrance and Back Gate Entrance (and even the exit sides), they appear to be disregarded by some of the vendors that enter the community and solicit their business. As we're informed of businesses that are soliciting, we approach them and tell them to cease immediately and that they are no longer allowed in the community. Our gatehouse has been provided with a list of companies that are prohibited from entering our community due to soliciting. As of now, the companies are as follows: Jose Gonzalez Tree Service, Top Notch Pressure Cleaning & Painting, LLC, and Reece Builders. Residents, please inform all your vendors not to solicit when they are in the community as they will not be allowed to enter again if they do so. Your cooperation is appreciated in this matter.

- TENNIS COURTS: The Grand Isles tennis (and pickleball) courts are for recreational use by our residents only. Oftentimes, there are several individuals on the tennis court using it for paid lessons; we do not allow this activity. Our common area facilities are to be used for the pleasure of our residents rather than commercial use. As far as we know, all individuals providing lessons have been asked to cease doing so and we appreciate our resident's cooperation.

- COMMERCIAL VEHICLES - As stated in the Grand Isles Homeowners Association Clarification, Interpretation and Amendments to the Association's Rules and Regulations - Parking and Storage, Section 2-3: Automobiles, trucks, vans or other vehicles with advertising or commercial logos shall be prohibited from parking in driveways, but may be parked in closed garages of a home. Except for official police, sheriff or fire automobiles. Automobiles and trucks rated one-half (1/2) ton or less, non-passenger vans and similar vehicles, without commercial advertising logos, used as the resident's regular and usual form of transportation shall be parked in a closed garage. Trucks rated more than one-half (1/2) ton or non-passenger vans are not permitted to be parked in the Community unless present solely for the repair or construction of a residence.

Casey's Column (continued)

- PETS - When not in the confines of your home or fenced in yard, all pets must be on a leash no longer than six (6) feet in length. The owner or person walking the animal shall clean up and remove all matter created by the animal. There are plenty of dog waste stations throughout the community and common areas, so there is no reason or excuse as to why animal fecal matter should be found on our grounds or the properties of other residents. Surprisingly, most of the complaints of dog waste left behind come from our Carmel and Harbor Cove subdivisions, which are adequately equipped with dog waste stations.

- GOLF CARTS - Can you believe it's been just about a year since our Golf Cart Resolution? This is a reminder to please provide your updated insurance policies for your registered golf cart to the Clubhouse Office. A reminder notice will be sent as well. It is imperative that we keep these current insurance policies on file at all times.

- GATE ACCESS - From time to time, through our Gate Access software, communications are sent out via text and email to the residents of Grand Isles relating to community events, miscellaneous reminders, closures due to projects, etc. If you are not receiving these texts/emails and wish to do so, please contact the Clubhouse Office for instructions on how to register for this feature of Gate Access. Please note, there is no way to specify what topics/notifications go out to which residents. If you are registered to receive them, you will receive them all.

As always, I am available for any questions or concerns.

Thank you,

Casey