



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

February 23, 2023

Located at the Grand Isles Clubhouse – 11585 Lake Isles Dr. Wellington, FL 33414

In Attendance: Doug Stark/President, Doreen Levy/Vice President, Jose Ruiz/Treasurer, Andrew Plevin/Director and Casey Aprea, LCAM/Property Manager.

Absent: Lauren McPherson/Secretary.

- I. Call to Order:** Meeting called to order at 7:00 p.m. by Casey Aprea.
- II. Determination of Quorum:** Quorum present; Four out of 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 Andrew Plevin, motion carried 4-0
- IV. Treasurers Report:** The December 2022 Financials and January 2023 Financials were reviewed by Doug Stark.
- V. Old Business**
 - a. Sidewalk Repairs – The sidewalk repairs were completed on February 8, 2023 and we are currently waiting on the Final Permit inspection by the Village of Wellington.
 - b. Impact Glass at Clubhouse – The installation of impact glass at the Clubhouse has been completed and the Final Permit Approval has been received from the Village of Wellington.
- VI. New Business**
 - a. Completed 2023 Budgeted Projects – Casey Aprea provided an update on the 2023 budgeted projects that have been completed.
 - The pavers and mulch were removed from the Clubhouse Area and replaced with turf.
 - The Playground flooring, originally pour-in-place, has been replaced with turf.
 - Dead Oleander trees were removed from the intersection of Isles Way South and Lake Isles Drive and replaced with Hong Kong Orchids on both corners of the intersection to match.
 - Five Banyan Trees have been removed from Carmel's Southern border due to homeowner's concerns with tree roots impeding onto their property. Fifteen Sylvester Palm Trees were installed in our Common Areas per the Village of Wellington's request to install three Palm Trees for each Banyan that is removed.
 - 600 Clusia were installed at our Northern border.
 - The hedge along 120th Street has been trimmed and cleaned up.
 - Three dead Palm Trees were removed; One in the Clubhouse pool pump area, one in front of the lake at the back gate and one on the corner of Bay Breeze Ct & Miramontes Cir.

- The Preserve are borders were cleaned up and cut back due to years of overgrowth where appropriate.
 - The interior of the Clubhouse was repainted (one coat) the same colors as existing.
 - Our Evening Rovers began Jan 2, 2023 and have been reporting issues as needed.
- b. Pending 2023 Budgeted Projects - Casey Aprea provided an update on the 2023 budgeted projects that are pending:
- The fence around the Carmel pool is anticipated to be replaced in March, pending permit approval from the Village of Wellington.
 - Our Storm Drains are scheduled to be cleaned out in March, including one valley gutter repair in Harbor Cove.
- c. Unplanned Projects – There were three leaks found at the Clubhouse Pool. These leaks were located along the gutter line and were repaired by Red Rhino.

- VII. Community Events** – Doug Stark briefly went over the ongoing/upcoming Community Events.
- a. Yoga – We have a free one hour Yoga class every Saturday morning at 10AM (weather permitting) for Grand Isles residents. This will continue through to the end of March.
 - b. Valentine’s Dance – Our Valentine’s Dance took place on February 18, 2023. Thank you to all that attended.
 - c. Movie Nights – We will be having two upcoming Movie Nights taking place in March and April. Additional information will be provided in our Newsletter.
 - d. Cinco De Mayo Event – We will be having a Cinco De Mayo event on Friday, May 5, 2023 with food trucks and entertainment. More information will be provided as we get closer to the date.

VIII. Accounts Receivables (A/R) Review – Doug Stark went over our Accounts Receivables.

IX. Violation Review for Fining Committee – The Board reviewed the outstanding violation report. MOTION: Motion made by Andrew Plevin, seconded by Doug Stark, to levy a fine of \$1,000.00 on the following homes:

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| • 11093 Alameda Bay Ct | Dirty Sidewalk |
| • 3604 Miramontes Cir | Dirty Driveway & Dirty Sidewalk |
| • 3720 Miramontes Cit | Dirty Walls & Trim Needs to be Repainted |
| • 3804 Miramontes Cir | Landscape Maintenance & Dirty Walls |
| • 11151 Nantucket Bay Ct | Dirty Roof |
| • 3634 Old Lighthouse Cir | Tree Trimming & Dirty Roof |
| • 11716 Waterbend Ct | Dirty Driveway & Dirty Sidewalk |

Motion carried 4-0.

X. Miscellaneous and Open Forum

Miscellaneous topics discussed amongst the residents who were in attendance, but nothing that required the Board to make a decision or vote upon.

Casey Aprea proposed that the March Board Meeting takes place on Thursday, March 23, 2023. All four Board Members approved of this date.

XI. Adjournment - Motion made by Doug Stark to adjourn the meeting at 9:18 p.m., seconded by Andrew Plevin. Motion carried 4-0.

Respectfully Submitted,
Casey Aprea, LCAM

Approved: Doug Stark
Doug Stark, Board President

Date: March 23, 23