



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

March 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, Lauren McPherson/Secretary and Casey Aprea, LCAM/Property Manager.

Absent: Andrew Plevin/Director

- 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 Lauren McPherson, motion carried 4-0
- IV. Treasurers Report:** The February 2023 Financials were reviewed by Jose Ruiz.
- V. Old Business**
 - a. Storm Drains – The Community’s storm drains have been cleaned out and there is a gutter repair in Harbor Cove that is in process.
- VI. New Business**
 - a. Proposed Traffic Study – Doug Stark proposed to the Board of Directors that we conduct a Traffic Study within the community for the purpose of seeing if we are eligible for any additional traffic signage, striping, etc. The Board was unanimous in agreeing with this study. Casey Aprea has contacted the Village of Wellington’s Traffic Division for more information on how we can proceed.
 - b. Village of Wellington Aquatic Center – There was a discussion regarding the construction of the Village of Wellington’s new Aquatic Center and the potential nuisance it can cause to some Carmel residents including loud noise and heavy lighting. The Association’s Attorney has reached out to the Village of Wellington in an attempt to rectify these potential issues before the construction begins.
 - c. Tennis Court Issues – There was a discussion amongst the Board, with opinions given by some of the residents in attendance, regarding the use of our tennis courts. The Board of Directors will provide a Resolution to our tennis/pickleball and basketball courts at the April 2023 Board Meeting, which will include clear guidelines on usage and/or restrictions.
 - d. Carmel Irrigation – There was a discussion regarding the irrigation issues in Carmel. The system itself is nearly twenty-five years old and requires frequent, if not daily, repairs. Several options were discussed in relation to attempt to rectify the irrigation issues and will be presented to Carmel residents as we get closer to our 2024 Budget planning.

- e. Fence Repairs/Clusia Replacement in Carmel – Casey Aprea reported that damaged areas of fencing along Carmel’s southern border where the banyan trees were removed have been repaired and new Clusia were planted in the areas that needed it.
- f. Dog Waste Pickup – There was a general discussion about residents not picking up after their pets. All residents in attendance at the meeting were reminded of the regulations relating to walking their pets (must be on a leash and picked up after). We will continue to provide these reminders in our newsletter and encourage residents to report any offenses they see so that we can address them with the dog’s owner. The Board discussed the idea of implementing a fining procedure for offenders, such as a fine of \$50 for the first occurrence, a fine of \$100 for the second occurrence, etc., should we be able to positively identify them.
- g. Easter Egg Hunt – Casey Aprea advised that the Social Committee will be hosting an Easter Egg Hunt at our Clubhouse on Saturday, April 8 from 10:00 AM – 11:30 AM. This will also include photo opportunities with the Easter Bunny. 200 candy filled eggs will be hidden throughout the Clubhouse and children must bring their own baskets. A flyer will be included in the upcoming March Newsletter.

VII. Accounts Receivables (A/R) Review – Doug Stark 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 Lauren McPherson, to levy a fine of \$1,000.00 on the following homes:

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| • 11302 Edgewater Cir | Trash Bins Repeatedly Stored on Driveway or in view from street |
| • 3647 Chesapeake Ct | Dirty Driveway/Sidewalk + Dirty Roof |
| • 3537 Moon Bay Cir | Dirty Driveway/Sidewalk + Dirty Gutters |
| • 3608 Moon Bay Cir | Dirty Driveway/Sidewalk + Dirty Roof |
| • 3711 Moon Bay Cir | Overgrown Trees in Yard |
| • 3794 Moon Bay Cir | Trash Bins Repeatedly Stored on Driveway or in view from street |
| • 3524 Miramontes Cir | Trash Bins Repeatedly Stored on Driveway or in view from street |
| • 3780 Miramontes Cir | Trash Bins Repeatedly Stored on Driveway or in view from street |
| • 3812 Miramontes Cir | Holiday Lights Still Up (Around Palm Trees in Front Yard) |
| • 3816 Miramontes Cir | Dirty Driveway/Sidewalk + Dirty Exterior Walls |
| • 11151 Nantucket Bay Ct | Home Painted without ACC Approval |
| • 3614 Old Lighthouse Cir | Dirty Driveway/Sidewalk |
| • 3621 Old Lighthouse Cir | Dirty Roof |
| • 3758 Old Lighthouse Cir | Trash Bins Repeatedly Stored on Driveway or in view from street |
| • 11732 Waterbend Ct | Vehicles Repeatedly Parking on Grass |

Motion carried 4-0.

IX. 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. Two residents expressed their concern about another resident that appears to have three dogs, which violates the restriction of two pets maximum. A violation letter will be sent to that resident.

X. Adjournment - Motion made by Doug Stark to adjourn the meeting at 9:40 p.m., seconded by Doreen Levy. Motion carried 4-0.

Respectfully Submitted,
Casey Aprea, LCAM

Approved: Doug Stark, President
Doug Stark, Board President

Date: April 20 23