



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



April showers bring May flowers!

- With the upcoming rainy season, please be sure your rain gutters are free of debris and are in good working order.
- Earth Day is celebrated on April 22nd and there were a wide variety of events planned throughout Palm Beach County. The Village of Wellington hosted an event as well as Okeeheelee Nature Center. Visit the Grand Isles Calendar for Village of Wellington and Grand Isles planned events.

Hello, Grand Isles Residents!

We held our Board of Directors meeting on Thursday, April 20th. The meeting was called to order at approximately 7:01 PM by our Property Manager, Casey Aprea. With four Board Members originally in attendance, it was determined that we had a quorum. The fifth board member did arrive after the meeting was called to order. We waived the reading of the last meeting's minutes and President, Doug Stark signed the last meeting's minutes, and Jose Ruiz gave the Treasurer's Report 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 lake fountains were serviced. This maintenance checkup occurs two times a year. All parts were found to be in good order.
- Clubhouse fire alarms were serviced. Necessary repairs were made.
- The removal of the roof area above the seating near the kiddie area was needed due to children using it as a climbing apparatus.
- Our storm drain cleanout was completed. (see Community News for more information)
- Our 1st Easter Egg Hunt was a tremendous success. Since this was our first time hosting this type of event, next year we will make some changes to make it even better.
- Our April Family Movie Night was also well attended. With the sun setting later this time of year we will likely have our final Movie Night next year in March so that the movie can be shown earlier and be seen by all.
- Our semi-annual palm tree trimming was completed.
- The quarterly flowers were planted in our common areas. This year we will have red and violet pentas by our front entrances.
- Our semi-annual common area mulching will begin in May and followed by our semi-annual pressure washing of the common area sidewalks.
- The marking for the annual sidewalk repair project was completed. We wanted to jump on this early as last year's unexpected delays due to cement allocation put us way behind schedule. The permit is in process and there are about 40 slabs marked for repairs or replacement.
- The Carmel Pool fence is pending a survey for the permit process. Our property manager is taking the appropriate steps to have this completed.
- There will not be a Board Meeting in May due to the conflicting schedules of several Board Members.

Social Committee Events

Our next Food Truck Event is scheduled for May 5th, Cinco De Mayo! This is a FREE event to attend and all food and beverages from the food trucks are available for purchase by the residents. The following Food Trucks have been secured for the event: Taqueria Jalapeños, Best Pizza Heaven, and Bunnboh Churros. We will have a Face Painter and Stilt Walking Magician.

We're so excited to have a Mariachi band play at our event this year! We know that Mariachi music is a beloved tradition in many cultures, and we're thrilled to be able to share it with our community. The band is in high demand, so we're grateful that they were able to commit to playing for an hour. We know that everyone will enjoy their music, and we can't wait to see the smiles on everyone's faces as they listen to the band play.

The festivities begin at 5:30 PM and end at 8:30 PM. Please note, as always, our Clubhouse parking lot will be closed off that day to prepare for the evening entertainment. Please see the attached flyer for all the details and check out all of our scheduled events on our website at grandisleshoa.org under Calendar.

Our 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. In May, the luncheon has been changed to Tuesday, May 2nd. We will not be having a luncheon on Monday, May 1st.

Please contact Sylvia at 269-325-0678 if you are interested in joining any of the luncheons.

Community News

Did you know that our storm drains flow back into our lakes? That means that any debris that is placed near the drains can end up in our lakes. This can include grass clippings, tree trimmings, and other waste. When debris gets into our lakes, it can cause a number of problems. It can pollute the water, block fish spawning areas, and create breeding grounds for mosquitoes. It can also make our lakes unsightly.

We can all help to keep our lakes clean by simply disposing of debris properly. Never place grass clippings, tree trimmings, or other waste near storm drains. Instead, when possible, bag them up and put them in the appropriate trash bins.

We are conducting a traffic study of the entire community. The purpose of our traffic study is to collect data about the current traffic conditions on our streets. This data will be used to determine a variety of information so that we are prepared when we redo our streets. Some items that we discussed were the need for additional striping or signage, appropriate locations for additional striping or signage, adding or changing an existing sidewalk or curb ramp, and the appropriate speed limits for our streets.

New Resolutions Passed Effective April 21, 2023

The Board unanimously approved the following resolutions; RESOLUTION: PROHIBITING CLUBHOUSE GYM USE BY PERSONAL TRAINERS and RESOLUTION: USE OF TENNIS AND BASKETBALL COURTS.

The Board of Directors has approved two resolutions in response to concerns raised by residents last month. The resolutions are attached for your review.

The Board and several residents discussed the concerns, and each side presented its arguments at last month's meeting. The Board listened to the residents' concerns and took them into account when having drafted the resolutions. The Board is committed to creating a fair and equitable solution for all members of the community.

Your guests are still welcome to use the amenities as they have in the past, with the exception of paid or unpaid lessons or instruction from a professional.

Concluding Board Business

The Board unanimously approved the list of homes to be sent to the Fining Committee.

We opened the floor and listened to and addressed residents' concerns and questions.

The meeting was adjourned at about 8:28 PM.

We were very pleased to once again see new residents in attendance at this board meeting.

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

Hello Residents & Happy Spring!

I would like to provide the following reminders:

PROPPING GATES: It has been brought to my attention that there are residents who use items to prop or hold open our pool gates. PLEASE DO NOT DO THIS. Our gates lock after entry for the purpose of safety; a propped open pool gate can be utilized by a child to enter the pool area unsupervised. Please help prevent a drowning and make sure you close the gates behind you.

EXTERIOR LIGHTING: A resident has reported that there are homes behind them that keep their outside back porch lights on all night and it shines into their home. I ask that you please be mindful of any lighting around the exterior of your home that may cause a nuisance to other residents.

LAKES: As I am sure you have noticed, our lake levels are low due to the dry spell we've had recently. With more rain will come more water in our lakes. For those homeowners who are on a lake, please bear in mind that it is your responsibility to maintain the landscape up to the edge of the lake and remove any interfering items, including coconuts. If you utilize a landscape service, please encourage them to do the same. Now would be a great time to pick them up while our levels are low.

STORM DRAINS: We have recently had all of our storm drains cleaned out. Being that our storm drains drain into our lakes, I would like to remind residents to NOT put anything (misc. debris, vegetation, etc) near the storm drains as what ends up in the drains ultimately ends up in

Casey's Column (continued)

our lakes. Please relay this information to your landscape companies if applicable.

COMMERCIAL VEHICLES: Commercial vehicles are not permitted to be parked in the community overnight. Resident-owned commercial vehicles must be parked in an enclosed garage or out of the community overnight.

GARBAGE CANS: Garbage cans and recycling containers shall be kept indoors or in an approved portion of the side or rear yard that is screened from view by walls, fences, or hedges. Garbage cans and other trash or recycling containers may be placed at the curb no earlier than 6:00 PM on the day prior to scheduled pick up and removed from the curb no later than 11:00 PM on the day of pick up.

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, so there is no reason why animal fecal matter should be found on our grounds or the properties of other residents.

Thank you for your attention to these matters,
Casey

Grand Isles HOA

CINCO DE MAYO

FRIDAY

MAY 5, 2023

5:30 PM to 8:30 PM

Outside of the Clubhouse | Weather Permitting

*FOOD TRUCKS + MARIACHI BAND
MAGICIAN + FACE PAINTING + FAMILY FUN!*



FOOD TRUCKS:

TAQUEIRA JALAPENO

BEST PIZZA HEAVEN

BUNNBOH CHURROS





**RESOLUTION OF THE BOARD OF DIRECTORS OF
GRAND ISLES MASTER HOMEOWNERS' ASSOCIATION, INC.
RESOLUTION: PROHIBITING CLUBHOUSE GYM USE BY PERSONAL TRAINERS**

WHEREAS, the Board of Directors for Grand Isles Homeowners' Association, Inc. met on the 20th day of April, 2023, at a duly noticed Board Meeting and;

WHEREAS, the Grand Isles Homeowners' Association Board of Directors on April 13, 2000, approved a resolution adopting written rules and regulations governing use of Clubhouse Facilities, including the gym;

WHEREAS, the Association's adopted Clubhouse rules already limit gym equipment use to one person on one station at a time, which was intended to curtail use by personal trainers involving either multiple equipment stations or multiple users of single equipment stations or both;

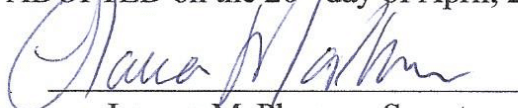
WHEREAS, the design and layout of the Clubhouse gym facilities do not accommodate personal trainers, whether they are Association Members or non-Member guests/invitees of Association Members;

WHEREAS, Section 26, Article VI of the Governing Documents dated January 23, 1997, provides that the Association has the right to make the Association's amenities available to individuals or persons, or to restrict the availability of such amenities and Clubhouse Facilities;

WHEREAS, the Association may reply upon complaints by gym users of personal training activities for property management to respond appropriately to the situation, employing the standard enforcement tools available to the Association, including but not limited to, violation notices, fining notices, amenities suspension by the Board, and trespass citations for non-Members.

NOW, THEREFORE, IT IS RESOLVED that it is necessary and appropriate for the Board of Directors to prohibit personal trainer use of the Clubhouse Gym, with or without compensation, effective April 21, 2023, to provide greater availability of limited Clubhouse gym equipment stations and space to individual Members and their guests.

ADOPTED on the 20th day of April, 2023


Lauren McPherson, Secretary



**RESOLUTION OF THE BOARD OF DIRECTORS OF
GRAND ISLES MASTER HOMEOWNERS' ASSOCIATION, INC.**

RESOLUTION: USE OF TENNIS AND BASKETBALL COURTS

WHEREAS, the Grand Isles Homeowners' Association common area tennis/pickleball courts and basketball court are for the exclusive use and enjoyment of Grand Isles residents and their guests;

WHEREAS, staffing is not available to supervise activities nor handle reservations, thus the Grand Isles Homeowners' Association will clarify the use of our recreational facilities;

WHEREAS, the Declaration of Restrictive Covenants, Grand Isles, expressly authorizes the Association to modify, alter, amend, implement, clarify, rescind and augment rules and regulations

... with respect to the use, operation and enjoyment of all or a portion of the Community, the Common Area, and any improvements located thereon (including, but not limited to, establishing reasonable fees for the use of the Common Areas and establishing hours and manner of operation).

Article VII, Section 26 [page 20].

NOW THEREFORE, the Board of Directors of Grand Isles Master Homeowners' Association, Inc. resolves and adopts the following amendment to the Association's Rules and Regulations concerning "Basketball, Tennis and Volleyball Courts", Section 4, as follows (Additions underlined):

4.7 The tennis, pickleball and basketball courts are available for use from sun-up to 10:00 PM daily at which time the lights turn off automatically.

4.8 Basketball activity is the only activity allowed on the basketball court. Tennis or Pickleball are the only activities allowed on their courts. No other activities are allowed on the courts.

4.9 Residents/participants are required to pick up all trash they created and dispose of it in the trash containers provided in the area. Only plastic containers are allowed at the courts.

No other food items are allowed at the courts. Moving the benches and trash containers is prohibited.

4.10 Attaching anything to, or damaging, the tennis courts wind screens or nets, or the basketball backboards, hoops or nets is prohibited and will result in paying for repairs, fines or loss of future use of facilities by the resident. The tennis court gate must remain closed at all times.

4.11 Participants are not allowed to play sound equipment or conduct themselves in a loud manner.

4.12 Use of the tennis/pickleball courts by individuals will be limited to one hour unless no other individuals are waiting to use the court. They will operate on a First Come, First Served basis.

4.13 Tennis lessons can only be provided on the far West court, so as to not interfere with the use of the court closest to the gate entrance.

4.14 No more than two lessons can be given by a tennis pro at a time and only on the West court. If a lesson is in progress when you arrive, you must wait for it to conclude before you can begin your lesson.

4.15 Tennis professionals who wish to provide lessons to residents must first provide to the Grand Isles Property Manager a valid, current copy of their Professional License and a copy of their Liability Insurance, naming Grand Isles as an Insured and provide a renewed policy/license each time prior to the expiration of the policy or license.

4.16 Prior to any professional lesson, the resident must call the Clubhouse Office and state the date of the lesson, the name of the student and the name of the instructor. The HOA does not take reservations for any courts.

4.17 Tennis lessons can only be given to current Grand Isles residents. Proof of residency can be requested and, if not provided, individuals will be asked to leave immediately.

4.18 Any request to use our courts for an organized event, such as a tournament, must be requested in writing to the Board of Directors for approval. Board Meetings are generally conducted monthly. The event coordinator will be expected to provide a refundable \$300.00 check to cover any damages or mess left behind.

ADOPTED on the 20th day of April, 2023



Lauren McPherson, Secretary