



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

April 20, 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, Andrew Plevin/Director and Casey Aprea, LCAM/Property Manager.

Absent: N/A

I. Call to Order: Meeting called to order at 7:00 p.m. by Casey Aprea.

II. Determination of Quorum: Quorum present; Five 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 Doreen Levy, motion carried 5-0

IV. Treasurers Report: The March 2023 Financials were reviewed by Jose Ruiz.

V. 2022 Annual Audit: Doug Stark gave a brief overview of our 2022 Annual Audit.

VI. Old Business

- a. Carmel Pool Fence Replacement – The Village of Wellington requires a survey for the permit process and we are waiting on a surveyor to provide the information needed.
- b. Traffic Study Update – The Board is working towards resurfacing our streets within the next few years, which includes striping and new signage. We want to budget accordingly and do it properly, thus the Board will be seeking a Traffic Study to be done.
- c. Storm Drains – Our storm drains have been cleaned out and a valley gutter in Harbor Cove has been repaired.
- d. Lake Fountains – The fountain specialist from our lake company came and did our twice a year preventative maintenance check up to check our motors, electrical equipment, lighting, etc. and we are in good shape with both of our fountains.
- e. Fire Alarms – The Clubhouse Fire Alarms were serviced and a smoke detector in the gym was replaced.
- f. Roofed Seating by Kiddie Play Area – Due to occurrences of children climbing the roof over the seating by our Kiddie Play Area, the roof has been removed to prevent injury and liability.
- g. Easter Egg Hunt Recap – It was the community's first time doing an Easter Egg Hunt; about 30 kids showed up to find 300 candy filled eggs. We were unaware of the amount of kids who would show up to this first time event and thus will tweak some details if we conduct this event in the future (such as more eggs, separate age groupings, etc.).

- h. April Movie Night Recap – Lauren McPherson reported that our April Movie Night had a large turnout and was a great success.
- i. Dead Trees Removed – One dead tree was removed at our main exit gate and another dead tree on Lake Worth Road, west of our entrance, was removed as well. Replacement trees are to be planted in Carmel in the areas where the Banyan trees were removed.

VII. New Business

- a. Palm Tree Trimming – Palm Tree Trimming has been completed.
- b. Common Area Flowers – The installation of new common area flowers has begun.
- c. Common Area Mulching- Our common areas are scheduled to be mulched in May.
- d. Pressure Washing – Our common areas/sidewalks will be pressure washed after all of the mulch is installed.
- e. Resolution: Rules for Tennis Court & Basketball Court Usage – Casey Aprea read the Resolution outlining the rules for Tennis Court and Basketball Court usage. MOTION: Motion to approve the Tennis Court and Basketball Court Usage Resolution made by Doug Stark, seconded by Lauren McPherson, motion carried 5-0.
- f. Resolution: Rules for Gym - Casey Aprea read the Resolution outlining the rules for the use of the Grand Isles Gym. MOTION: Motion to approve the Gym Use Resolution made by Doug Stark, seconded by Lauren McPherson, motion carried 5-0.
- g. Next Board Meeting – Due to scheduling conflicts, we will not be having a Board Meeting in May. Our next Board Meeting will be held in June.
- h. Sidewalk Repairs – Our 2023 sidewalk repair project has begun by identifying the areas of sidewalk that need to be replaced or repaired and the Village will be contacted to get the permit process going.

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 Doug Stark, seconded by Lauren McPherson, to levy a fine of \$1,000.00 on the following homes:

- **11125 Alameda Bay Ct** Trash Bins Repeatedly Stored on Driveway or in view from street
- **3630 Chesapeake Ct** Trash Bins Repeatedly Stored on Driveway or in view from street
- **3677 Miramontes Cir** Trash Bins Repeatedly Stored on Driveway or in view from street
- **3693 Miramontes Cir** Dog Repeatedly let out without Leash
- **3712 Miramontes Cir** Trash Bins Repeatedly Stored on Driveway or in view from street
- **3748 Miramontes Cir** Trash Bins Repeatedly Stored on Driveway or in view from street
- **3756 Miramontes Cir** Trash Bins Repeatedly Stored on Driveway or in view from street
- **11099 Narragansett Bay Ct** Dirty Driveway and/or Sidewalk
- **3749 Old Lighthouse Cir** Dirty Driveway and/or Sidewalk

Motion carried 5-0.

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.

XI. Adjournment - Motion made by Doug Stark to adjourn the meeting at 8:28 p.m., seconded by Doreen Levy. Motion carried 5-0.

Respectfully Submitted,
Casey Aprea, LCAM

Approved: Doug Stark
Doug Stark, Board President

Date: June 15, 23