



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



Did you know?

- June Birth Flowers are the Honeysuckle and Rose.
- June contains the longest days of the year in the Northern hemisphere, including the longest day(light) of the year, the Summer Solstice. This is also called Midsummer Day which was made famous by Shakespeare's play *A Midsummer Night's Dream*.

Hello, Grand Isles Residents!

We held our Board of Directors meeting on Thursday, June 15th. The meeting was called to order at approximately 7:02 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:

- The Carmel pool fencing permit has been approved and we are waiting on materials.
- Common area mulching for the spring has been completed, we will have our second mulching in the fall.
- Common area pressure washing is scheduled for June 19th, weather permitting with the next pressure washing following the second mulch application.
- As stated in our last newsletter, our quarterly flowers of red and purple pentas have been installed.
- We have a total of 53 slabs marked for our 2024 Sidewalk Repair. We are waiting on the permit process.
- We have replaced the main gate's 2nd arm gearbox. It had simply worn out.
- We approved two new ACC Members, Maureen Walsh, and Alan Fuhrman. We recently lost 2 ACC members, one resigned and another moved. Thank you Maureen and Alan for volunteering.
- The board discussed the pedestrian entrance issues and the possibility of pedestrian gates with fobs and their cost. We will reassess in about a month or so.
- The Property Manager, President, and HOA attorney will attend a closed Village of Wellington Zoom Meeting regarding the Aquatic Center on 6/28. The main purpose is to discuss how the VOW will mitigate the sounds, lights, traffic, and other potential impacts on our community.
- A Papa John's Community Night was discussed and was well received. A representative of Papa John's will present the offer at our next meeting. Further information will be communicated at a later date.

Social Committee Events

Our Cinco De Mayo event was another successful community event! We had two food trucks, one of which was a pizza truck to include some vegetarian options, a dessert truck, a magician, and a Mariachi band. We hope you were able to enjoy the festivities and become acquainted with your neighbors.

Thank you to everyone who helped make this event possible, including Maria Quiroga, the sponsors, and the performers. We look forward to seeing you all at our next event this fall!

The Social Committee is in need of more volunteers. Please contact Casey either by phone 561-333-5253 or by email grandislespm@gmail.com and let her know you are interested in becoming a volunteer.

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

Other Community News

It is that time of year to evaluate our vendors and we are collecting bids for the 2024 Budget. We are well aware of the numerous irrigation issues in the Carmel community and are working hard to explore every option to resolve the situation.

We will provide updates as they become available.

Open House Signage and Gate Access

Some residents have expressed concerns about the number of open house signs that have been appearing in our community and common areas. For the sake of clarity, we would like to remind everyone that no signs are allowed in our community or common areas, including the center island. This information can be found in our Declaration of Restrictive Covenants on page 16 of 51, section 9. Exterior Appearance, and on page 2 of 14 of Clarification, Interpretation and Amendments to the Association's Rules and Regulations, Home Site Appearance No. 1.

These documents can be found under the Resident Portal on our website at www.grandisleshoa.org.

We understand that open house signs can be a helpful way to attract potential buyers or renters. However, they can also be unsightly and create a cluttered look. We would ask that everyone please refrain from placing open house signs in our community or common areas, including the center islands.

In addition, please note that blanket access at the gatehouse is not permitted for open houses. Each guest must have their driver's license scanned and documented before entering the community. Alternatively, they can be called into the home by the resident or agent with the owner's permission. This is to facilitate the safety and security of unauthorized guests in our community.

Thank you for your understanding.

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 9:38 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

Dear Residents,

I hope you are enjoying the warm summer days we've had so far. I'd like to provide the following few reminders:

FISHING - Common area fishing is permitted so long that it's catch & release only. Please ask your children to be mindful when fishing and to avoid interrupting others if they are in an area behind a home. Fishing should only be done behind your own homesite or in a common area. Net fishing is NOT permitted.

ACC PACKETS/PROCEDURE - ACC Packets are due the Friday before the scheduled ACC Meeting (1st & 3rd Wednesday of each month) by noon. I cannot accept any packets later than 12 PM. Any packets received after 12 PM will have to be submitted for the next meeting. Also, please be reminded that I do not make copies here in the office; all homeowners are responsible to provide their own copies, color chips, samples, etc.

PROPPING GATES - Far too often either a resident, the maintenance man, or I have found one of our pool gates propped open. Although this has been mentioned before, I always like to reiterate to NOT leave doors propped open. All it takes is one child to wander in for a tragedy to happen.

Thank you for reading & I hope you all have a wonderful month!

Casey

Davenport is phasing out PayLease / Zego

If you use this payment method please be sure to make the required changes needed to pay your association fees.

Dear Homeowner,

Recently we have been experiencing many problems with the payment portal managed by a third-party company, PayLease / Zego. Considering the countless complaints we've received recently from homeowners like yourself that have gone unresolved, we have decided to move forward with phasing this company out as we believe this service is no longer a benefit to the Homeowners, Associations, or Davenport.

Your Association currently banks with Truist. Please see the attached list of the various payment options offered directly through your Associations bank that will make paying your monthly/quarterly maintenance dues a much smoother process. Please make sure to select a new payment method as soon as possible so that your payment is all set before PayLease / Zego is discontinued in 2 months. Also, if you have auto pay set up with PayLease/Zego, please make sure to deactivate it before setting up a new payment. If you need assistance cancelling auto pay with PayLease/Zego, please call 866-729-5327.

Please contact us at info@davenportpro.net if we can be of any further assistance.

Thank you,
Davenport Professional Property Management

TRUIST PAYMENT OPTIONS

All payments are to be made payable to your Association.

1. If you'd like to make your homeowner payments by using your financial institution's online bill payment service, please make sure to enter your bill pay account number exactly as it is on the bank coupon.

Checks MUST be made payable to: "THE ASSOCIATION NAME" The mailing address for your bill payment check is:
"THE ASSOCIATION NAME" C/O DAVENPORT PROPERTY MGMT PO Box 628207 Orlando FL, 32862-8207

2. Mail a check to Truist with the coupon to: "THE ASSOCIATION NAME" C/O DAVENPORT PROPERTY MGMT
PO Box 628207 Orlando FL, 32862-8207

3. You can make payments through www.truist.com/payments, using your bill pay number and serial/unit number from your coupon booklet.

4. Set up ACH with Truist (form ONLINE) www.truist.com/payments using your bill pay number and serial/unit number from your coupon booklet.

NOTE: If you no longer have your coupon booklet and need your bill pay number and serial/unit number, please contact the Davenport office via email at info@davenportpro.net and we will be happy to provide you with that information.



COMMUNICATIONS DEPARTMENT
12300 Forest Hill Boulevard
Wellington, Florida 33414

Posted on: June 14, 2023

Wellington Ranks Among Fortune's 50 Best Places to Live for Families

Wellington ranks as Fortune Top 50 Places to Live

Wellington is proud to announce its inclusion in Fortune's esteemed list of the 50 Best Places to Live for Families. The Village has secured its position as one of the top 10 cities, coming in at an impressive number 8. This recognition highlights the exceptional support systems and quality of life that our community provides to its residents.

Fortune conducted an extensive evaluation, considering nearly 1,900 cities, towns, suburbs, exurbs, villages, and townships across all 50 states. Their rigorous assessment examined more than 200,000 unique data points, focusing on five key categories: Education, Aging resources, General wellness, Financial health, and Livability. The evaluation sought to identify places that offer high-quality amenities while fostering a strong sense of community.

"Wellington's success in this ranking is a testament to the hard work and dedication of our entire team. By continuously delivering best-in-class services, we have made Wellington a great hometown that meets the diverse needs of our residents, said Village Manager, Jim Barnes." "We extend our sincere gratitude to everyone involved for their vision and commitment to making Wellington a community of choice for all."

Fortune specifically emphasized the challenges faced by multigenerational families, who often juggle the responsibilities of raising children while caring for aging parents. The ranking took into account factors such as the quality of local public schools, graduation rates, affordability of nearby colleges, availability of nursing homes, assisted living communities, home health care agencies, risk of social isolation among older residents, and access to top-notch healthcare providers.

Affordability was another crucial consideration. Wellington emerged as a place where residents can purchase homes without breaking the bank, as Fortune excluded locations with home sale prices exceeding twice the state median and/or 2.75 times the national median.

Furthermore, Fortune recognized the importance of diverse neighborhoods and incorporated factors such as racial, socioeconomic, religious, and ethnic diversity into the evaluation process. Wellington's vibrant and inclusive community reflects the richness of its diverse population.