



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

June 15, 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 7:02 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 May 2023 Financials were reviewed by Jose Ruiz.

### **V. Old Business**

- a. Carmel Pool Fence Replacement – The Village of Wellington has approved our permit to replace the fence at the Carmel pool and our contractor is currently waiting on the materials to begin the replacement.
- b. Common Area Mulching – Common area mulching has been completed.
- c. New Flowers – New flowers, red and purple Pentas, have been planted in our common areas.
- d. Pressure Washing – Common area pressure washing is scheduled to begin June 19, 2023.
- e. Cinco De Mayo Recap – A brief recap of the Cinco De Mayo food truck event was given with notes that we had a great turnout and all of the vendors were pleased with the outcome as well.

### **VI. New Business**

- a. 2023 Sidewalk Repairs – Our permit application has been submitted to the Village of Wellington to obtain approval to begin our sidewalk repairs.
- b. New Gearbox – A new gearbox for the second arm at our main gate on the resident's side has been replaced. This has helped with issues of the second arm malfunctioning at times.
- c. Pedestrian Entrances – The Board discussed issues with pedestrian entrances and the possibility/cost of installing a fob system at these entrances. There was no vote taken and this topic will be discussed further at a later date.
- d. Aquatic Center Zoom Meeting – 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.

- e. Approval of New ACC Members – We recently lost two ACC members; one had resigned and the other had moved. The Board has appointed two new members: Alan Fuhrman & Maureen Walsh to the ACC Committee.
- f. 2024 Vendors – The Board of Directors is collecting bids from vendors for our 2024 Budget.
- g. Carmel Irrigation – There was a brief discussion regarding the irrigation issues in Carmel. The Board is working hard to explore every avenue to resolve the situations.
- h. Open House Signage & Gate Access – Doreen Levy provided a recap of our current Rules & Regulations pertaining to open house signage & guest/realtor access. This recap will be found in our June Newsletter.
- i. Papa John's Community Night – A community-wide Papa Johns Pizza Night was discussed. At our next meeting, a representative from Papa Johns will be in attendance to explain how the program works and answer any questions.

**VII. Accounts Receivables (A/R) Review** – Casey Aprea went over the Accounts Receivables.

**VIII. Violation Review for Fining Committee** – The Board reviewed the outstanding violation report.

MOTION: Motion made by Lauren McPherson, seconded by Doreen Levy, to levy a fine of \$1,000.00 on the following homes:

- |                           |  |
|---------------------------|--|
| • 11151 Nantucket Bay Ct  | Trash bins on display repeatedly                 |
| • 3680 Moon Bay Cir       | Dirty Sidewalk                                   |
| • 3577 Old Lighthouse Cir | Missing House Number + Dirty Roof + Dirty Walls  |
| • 3677 Old Lighthouse Cir | Dirty Driveway and Sidewalk                      |
| • 3654 Old Lighthouse Cir | Dirty Driveway and Sidewalk                      |
| • 3629 Old Lighthouse Cir | Dirty Driveway                                   |
| • 3812 Miramontes Cir     | Holiday Lights on display + Dirty Sidewalk       |
| • 3780 Miramontes Cir     | Landscape Beds not being maintained              |
| • 3768 Miramontes Cir     | Commercial Vehicle                               |
| • 3712 Miramontes Cir     | Trash bins on display repeatedly                 |
| • 3677 Miramontes Cir     | Dirty Roof                                       |
| • 3613 Miramontes Cir     | Unregistered vehicle stored on driveway (no tag) |

Motion carried 5-0.

**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.

**X. Adjournment** - Motion made by Doug Stark to adjourn the meeting at 9:40 p.m., seconded by Lauren McPherson. Motion carried 5-0.

Respectfully Submitted,  
Casey Aprea, LCAM

Approved: Doug Stark, President  
Doug Stark, Board President

Date: July 20, 23