



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



Happy Summer everyone!

- Hopefully for all those that enjoy, you watched some fireworks, had a barbecue, and enjoyed some music this 4th of July.
- Did you know that now is an excellent fishing, diving, and boating time in Florida?. The water is warm and clear, and there are plenty of fish to catch.
- Like the Beach? July is the height of summer in Florida, so many people are on vacation elsewhere. This means that you'll likely have more space to spread out on the beach and enjoy the city without feeling too crowded.

Hello, Grand Isles Residents!

We held our Board of Directors meeting on Thursday, July 20th. The meeting was called to order at approximately 7:01 PM by our Property Manager, Casey Aprea. With four Board Members in attendance, it was determined that we had a quorum. 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 fence replacement project began on July 18th. The fence is the original one, over 20 years old and was in need of replacement.
- Our common area pressure washing has been completed.
- The permit for our annual sidewalk repair project has been approved and work has already started. We have approximately 60 slabs of sidewalk to be replaced. Please refrain from damaging the fresh cement.
- The back gate's license plate reader has been replaced due to previous damage and installed on a higher pole to help prevent mischief and future damage.
- The gate latch at the Kiddie Play Area was damaged and thus we replaced it with a new mag-latch locking mechanism.
- The clubhouse pool is undergoing some equipment conversion due to frequent issues and it was decided that now is a good time, since equipment is being replaced, to convert to a saltwater pool. This is anticipated to be completed by July 26. At the same time, it was decided that we should go ahead and convert the Carmel pool to saltwater as well. This should result in a more enjoyable swimming experience for our residents.
- Our lake management company services our community three times per month. Due to the fact that we have 9 bodies of water, it's impossible to treat every lake each visit and is unnecessary to treat them three times a month. Thus, each lake gets serviced once per month and they are currently spraying for algae, torpedo grass and submerged vegetation. They are working hard to make sure that our lakes look as beautiful as they can. This is the same lake management company that services Wycliffe and The Isles.
- A discussion was had amongst the Board and residents in attendance about our meeting with the Village of Wellington for the future Aquatic Complex. Our concerns that we conveyed to the Village were over lighting, noise mitigation and traffic. We requested a 1,700 foot long, 10 foot tall wall be constructed on top of a berm. It is unknown at this point in time whether the Village will comply with our request.
- Papa John's Vice President, Mike Ubil, resides in our community. He had a Papa John's representative speak at our meeting and they are offering a Community Night that will happen once a month and all Grand Isles Residents would receive an ordering code for 50% off regular priced items from the Wellington Papa Johns Store. The Board asked questions on how the process would work and agreed to discuss it further at the next Board Meeting and once approved at that meeting, communication would go out to the residents on how the program works.

A New Chapter for our Board

After nearly three years of service, Lauren McPherson, our Secretary, has submitted her letter of resignation. The Board has accepted her resignation and we want to recognize her as an asset to the community. She's leaving on the best of terms and we appreciate her service, dedication, and loyalty to her community and this Board.

Original homeowner, Alan Fuhrman, who resides in Carmel has expressed an interest in serving the community. After communicating with the Board and providing a resume, he was asked to speak at the meeting and then was voted unanimously to the Board of Directors to replace Lauren McPherson as Secretary.

We welcome our newest Board Member, Alan Fuhrman.

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 8:38 PM.

We're always pleased to see new faces in attendance at our board meetings.

Due to Board Member scheduling conflicts, it does not appear that we will have an August meeting. Thus, our next meeting would be in September.

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,

It's hard to believe we're already nearing the end of July and schools will be reopening in less than a month!

As always, I would like to provide the following reminders/information:

- With it raining nearly every day, it may be wise to halt your irrigation system as all it seems to be doing is causing mold and mildew to form on your sidewalks and driveways. Yards are getting plenty of moisture this time of year.
- Fruit bearing trees cause the wildlife and rats to come out and feast each year; Grand Isles has five wildlife preserve areas in our community. It is the homeowners responsibility to mitigate the wildlife nuisance issues, including not feeding your pets outside as it can draw wildlife to your home and neighboring homes as well.
- All forms of items used to raise your irrigation from the bottom of our lakes (fake ducks, geese, t-bars, etc.) must be removed as they are not allowed. Most have been removed at this point. Think of how poorly our lakes would look if everyone had one behind their home. We recommend placing cement blocks under your irrigation line so it is not in the mud at the bottom of our lakes. This will work and nobody would see the cement blocks.
- Please do not use balloons in or around our pool decks. Our maintenance man has repeatedly found deflated balloons around our pool area, mainly after the weekends. All it takes is one balloon to get into our filtration system and cause malfunctions to our pool which could result in costly repairs and the pool likely having to be closed until remedied.

Thank you for reading,
Casey