



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

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

Absent: N/A

- I. Call to Order:** Meeting called to order at 7:01 p.m. by Casey Aprea.
- II. Determination of Quorum:** Quorum present; Four 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 Andrew Plevin, seconded by Doreen Levy, motion carried 4-0
- IV. Treasurers Report:** The June 2023 Financials were reviewed by Jose Ruiz.
- V. Old Business**
 - a. Carmel Pool Fence Replacement – The Carmel Pool Fence is in the process of being replaced and is anticipated to be completed by July 21, 2023.
 - b. Pressure Washing – Common area pressure washing has been completed.
 - c. Sidewalk Repair Project – The Village of Wellington has issued the permit approval and the work has begun on repairing/replacing sidewalks throughout the community that are a safety hazard.
- VI. New Business**
 - a. Board Member Resignation – It was announced that the Board’s Secretary, Lauren McPherson, has resigned.
 - b. Appointment of New Board Member – A new Board Member was appointed.
MOTION: Motion to appoint Alan Fuhrman as Secretary of the Board made by Doug Stark, seconded by Doreen Levy, motion carried 4-0.
 - c. Replacement Camera at Back Gate – A camera at our back gate was broken and has been replaced.
 - d. New Maglock Installed – The maglock at the playground was broken and a new one was installed.
 - e. Meeting with the Village of Wellington for Aquatic Center – On June 28, 2023, Doug Stark and Casey Aprea met via Zoom with the Village of Wellington’s Attorney, Engineer, and Planning Director as well as the Aquatic Center’s Designer/Architect to discuss concerns with lighting, noise and traffic and the effect it will have on Grand Isles residents.

- f. Saltwater Conversions for Main Pool & Carmel Pool –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 would convert the Carmel pool to saltwater as well.
- g. Lake Treatments - Our lake management company services our community three times per month. Because 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.
- h. Papa John's Community Night – A community-wide Papa Johns Pizza Night was discussed. Guest speaker, Papa Johns Representative Gina Ruth, attended the meeting to answer questions. This Community Night would consist of Grand Isles residents receiving an ordering code for 50% off regularly priced items from the Wellington Papa Johns store. The Board will discuss and, if agreed, approve this at the next Board Meeting and then communication would go out to the residents.

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

- | | |
|---------------------------|-----------------------------|
| • 11502 Beacon Pointe Ln | Dirty Wall(s) |
| • 3580 Miramontes Cir | Dirty Roof & Dirty Sidewalk |
| • 3648 Miramontes Cir | Tree Trimming |
| • 3794 Moon Bay Cir | Tree Trimming |
| • 11144 Winding Pearl Way | Trash Bins Out Repeatedly |

Motion carried 4-0.

IX. Miscellaneous and Open Forum

Miscellaneous topics discussed amongst the residents who were in attendance, but nothing that required the Board to vote upon.

Resident brought up issues with Egyptian Geese throughout the community and advised that they are killing other animals and causing destruction. The Board will investigate options as to what we can do to mitigate.

Resident brought up option of having flat tiles in the community. The Board felt that at this time, a change will not be made to the barrel tile requirements of the community.

X. Adjournment - Motion made by Doug Stark to adjourn the meeting at 8:40 p.m., seconded by Andrew Plevin. Motion carried 4-0.

Respectfully Submitted,
Casey Aprea, LCAM

Approved: Doug Stark, President
Doug Stark, Board President

Date: 9-14-23