



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

September 14, 2023

Located at the Grand Isles Clubhouse – 11585 Lake Isles Dr. Wellington, FL 33414

In Attendance: Doug Stark/President, Doreen Levy/Vice President, Andrew Plevin/Director and Casey Aprea, LCAM/Property Manager.

Absent: Jose Ruiz/Treasurer and Alan Fuhrman/Secretary

- I. Call to Order:** Meeting called to order at 6:59 p.m. by Doug Stark
- II. Determination of Quorum:** Quorum present; Three 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 3-0
- IV. Treasurers Report:** The August 2023 Financials were reviewed by Doug Stark.
- V. Volunteer Awards:** Awards were presented for the following community volunteers: Lawrence “Andy” & Iretha Millar, Alice Newhouse and Maria Quiroga.
- VI. Old Business**
 - a. Carmel Pool Fence Replacement – The project has been completed and the Village of Wellington has provided final permit approval.
 - b. Sidewalk Repair Project – The project has been completed and the Village of Wellington has provided final permit approval.
- VII. New Business**
 - a. Appointment of New Fining Committee Member – A member of our Fining Committee had moved and an opening was presented.
MOTION: Motion to appoint Alice Newhouse to the Fining Committee made by Doug Stark, seconded by Doreen Levy. Motion carried 3-0.
 - b. Papa John’s Community Night – A Resident Appreciation Night for Grand Isles residents will take place on October 4, 2023. This will consist of a code provided to Grand Isles residents for 50% off regularly priced items from the Wellington Papa Johns store. A flyer will be included in our upcoming newsletter.
 - c. 2023 Holiday Party – Doug Stark discussed our 2023 Holiday Party which will take place on December 9, 2023. Chik Fil-A, Pizza, and dessert truck will be available. Food will be served from 4PM-8PM, followed by a family holiday movie, and then an adult dance in the clubhouse. This will be similar to last year with residents receiving a specified number of meal tickets per address. More information to follow.

- d. 2023 Oktoberfest & Halloween Party – Maria Quiroga discussed our upcoming Oktoberfest event scheduled for September 29, 2023 (weather permitting); We will have three food trucks, a DJ, a clown and a pumpkin painting station. Maria also announced that we will be having a Halloween Party on October 27, 2023 (weather permitting) with food trucks, a DJ and costume contests. More information will be provided as the date gets closer.
- e. 2024 Budget Update – Doug Stark advised that we are in the process of collecting information from new and existing vendors for their 2024 rates to begin the 2024 budgeting process.
- f. Playground Shade Structure – There was a discussion of installing a shade structure over the playground. At this time, the prices are too high and thus this will be revisited at a later time.
- g. Electric Vehicles – Casey Aprea contacted our Attorney and Insurance agent to find out what, if any, legal liability the Association has with EV Chargers, as well as what are the requirements from the Village of Wellington for installation.

VIII. Accounts Receivables (A/R) Review – Doug Stark went over the Accounts Receivables.

IX. 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:

- 3530 Moon Bay Cir Tree Trimming & Dirty Sidewalk
- 3596 Moon Bay Cir Dirty Sidewalk & Dirty Roof
- 3711 Moon Bay Cir Tree Trimming
- 11128 Nantucket Bay Ct Tree Trimming
- 11139 Narragansett Bay Ct Dirty Roof
- 11251 Narragansett Bay Ct Dirty Sidewalk
- 3648 Miramontes Cir Tree Trimming
- 3808 Miramontes Cir Tree Trimming
- 3660 Chesapeake Ct Dirty Roof & Dirty Sidewalk

Motion carried 3-0.

X. Egyptian Geese Discussion - About a dozen residents attended the meeting to discuss the Egyptian geese. About ten people were quite vocal for about an hour. Doug Stark addressed the fact that it was ultimately his decision to have them removed. He apologized to the residents who attended this meeting for making this decision and upsetting them. He explained to them his rationale and said it would not happen again. In short, the President contacted Florida Fish and Wildlife Conservation, FWC, and they provided vendors to remove the geese. Mr. Stark chose one of these preferred vendors. PBSO was notified that they were coming into the community and followed all protocols. Residents in attendance were also reminded to not feed the wildlife as this encourages more to come.

XI. Miscellaneous and Open Forum

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

XII. Adjournment - Motion made by Doug Stark to adjourn the meeting at 8:54 p.m., seconded by Andrew Plevin. Motion carried 3-0.

Respectfully Submitted,
 Casey Aprea, LCAM

Approved: Doug Stark, President
 Doug Stark, Board President

Date: 10-19-2023