



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

October 19, 2023

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

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

Absent: Jose Ruiz/Treasurer

I. Call to Order: Meeting called to order at 7:01 p.m. by Doug Stark

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 Doug Stark, seconded by Andrew Plevin, motion carried 4-0.

IV. Treasurers Report: The September 2023 Financials were reviewed by Doug Stark.

V. Old Business

- a. Oktoberfest – The 2023 Oktoberfest Event was cancelled due to inclement weather.
- b. Halloween Party – We will be having a Halloween Party on October 27, 2023. We will have three food trucks, a DJ, pumpkin painting, an LED robot and costume contests. A flyer will be included in our upcoming Newsletter.
- c. Harbor Cove & Emerald Point – The new landscape for the Harbor Cove & Emerald Point entrances were completed. A declining Sylvester Palm will be replaced at no cost per our landscape company's guarantee. Our quarterly flowers will be planted within two weeks and our second round of palm tree trimming is scheduled before Thanksgiving.
- d. Holiday Lights – The community's holiday lights have been installed. This year, we will be adding two trees that are lit up blue and white in response to requests from the community members who celebrate Hanukkah.

VI. New Business

- a. GREENCARE Commercial Landscape – The Board reviewed and discussed a proposal from GREENCARE Commercial Landscape to replace our current landscape vendor effective January 1, 2024. MOTION: Motion to approve GREENCARE Commercial Landscape as the Association's new landscape vendor effective January 1, 2024 made by Doug Stark, seconded by Andrew Plevin, motion carried 4-0.
- b. Carmel Landscape – In alignment with our community's governing documents, the Board had discussed the removal of all landscaping services for Carmel residents effective January 1, 2024. The Association will continue to provide irrigation services to the Carmel residents and maintenance of the Carmel common areas.

MOTION: Motion to discontinue all landscaping services for Carmel residents effective January 1, 2024 made by Doug Stark, seconded by Doreen Levy, motion carried 4-0.

- c. 2024 Proposed Budget – The discussion regarding the proposed 2024 budget has been temporarily postponed until the next board meeting.
- d. Holiday Party Update – Our annual Holiday Party is set for December 9, 2023. Residents will receive free meal tickets for their choice of a Chick Fil-A truck or pizza truck. A dessert truck will be available with items for purchase. Food will be served from 4-8 PM, a family holiday movie at 6:30 PM and then an adult dance in the clubhouse at 8:30 PM.
- e. November Election – Our next Board Meeting will consist of the Annual Meeting in which two Board members are up for re-election. A letter will be sent to the membership with information on the election, including a Notice of Intent to Run for those interested.

VII. Accounts Receivables (A/R) Review – Doug Stark 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:

11160 Grandview Mnr	Dirty Driveway & Sidewalk
11259 Narragansett Bay Ct	Dirty Driveway & Sidewalk
11219 Narragansett Bay Ct	Dirty Sidewalk
11244 Narragansett Bay Ct	Dirty Sidewalk

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.

X. Adjournment - Motion made by Doug Stark to adjourn the meeting at 9:01 p.m., seconded by Andrew Plevin. Motion carried 4-0.

Respectfully Submitted,
Casey Aprea, LCAM

Approved: Doug Stark, President
Doug Stark, Board President

Date: 11-16-23