



Helpful Information

Official Grand Isles Website
grandisleshoa.org

Property Manager
Todd DeMartino

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



Amidst the uncertainties of the new year, here are some acts of kindness that you and your loved ones can choose to embrace.

- For the 12 days of Christmas or 8 nights of Hanukkah, have a small daily community service task for your family or one of its members to complete.
- For Kwanzaa, include your kids in the nightly folktale. Have them create picture books of the tales by letting them each color a page and write part of the story on it.
- Call up a family or old friend (who isn't expecting it) to come celebrate with you.

Hello, Grand Isles Residents!

Happy Thanksgiving week to all the residents of Grand Isles!!

I am Doug Stark; your HOA Board President and I want to provide you with information mostly from our Board Meeting last night.

We had a quorum of all five Board members in attendance; the reading of our October meeting's minutes was waived and will be posted on the Resident Portal on our website, as always. Our Treasurer, Jose Ruiz, gave the Financial Report showing we have over \$172,000.00 in our bank account and over \$507,000.00 in our Capital Reserve account. Our Equity line is favorable at over \$70,000.00. We have two months of financial reports left this year and we expect all three areas mentioned will continue to grow.

Late last August, our Property Manager for the past two years, Casey Aprea, told me she was resigning and returning to work at the management company's office. She said she would stay on until we hired a replacement and would help train that person in Davenport Property Management's procedures.

Those of us who know Casey, know her as a young, sweet lady who only wanted to please our community and do her job as well as she could. I personally spent countless hours with her whenever she asked for or needed help. Casey decided that she could no longer tolerate the abuse some of our residents put upon her. Basically, about 30 residents ran off a perfectly good property manager. A few yell and try to intimidate, some bark orders, some are condescending, and some contact her far too often and are considered constant complainers. Many of these individuals have acted the same toward me. Why can't people send an email and nicely state what the issue is and ask to please have it corrected, thank you, and end of email? None of these complaints are life-threatening in any way, so why act like it is? If life is making you unhappy, please find another outlet to make yourself feel better.

A property manager reports to the Board of Directors and takes direction from the Board only. A property manager is here to manage our property and solve issues that are properly communicated to them by residents with a please and thank you request. Residents do not give orders to property managers.

To those of you who are part of the 99.5% of our residents who are perfectly fine communicators, please don't take this personally as it is not directed at you. I only want everyone to know what has happened with Casey and why she left. We wish her the best in her career and life in general!

Now, it took us (the Board) a while to hire a new property manager and he started November 7th and Casey helped train him for four days. We are very pleased to announce that Todd DeMartino is our new Property Manager. Todd will introduce himself to the community later in this letter. Please welcome Todd to our community but let's not take up his time telling him about your experiences over the past number of years you have lived here. Let's focus on the future with Todd!

Annual Holiday Party

The next agenda item was our upcoming Holiday Party, scheduled for Saturday, December 9th from 4 PM to 11 PM.

Chick-fil-A and a Pizza vendor will set up on the western side of our parking lot and begin serving at 4 PM. We will once again offer tickets for 700 residents to trade their tickets for free meals. Chick-fil-A will offer either a chicken sandwich, small fries, and a brownie or 8-count chicken nuggets, small fries, and a brownie. The pizza truck will offer two slices of pizza for a ticket. Both trucks will sell additional meals if you don't have enough tickets or want additional meals. We want to provide tickets to only residents so we are limiting each household to 4 tickets so we can feed as many residents as possible until the 700 tickets run out. We will have tables set up in front of the clubhouse for each neighborhood and you will go to your table and state your name and address and how many tickets you need, up to four. Then proceed to the truck you wish to order at, give them your ticket, and place your order. We will have kiddie pools with regular cola, diet cola and water iced down for your pleasure and for your meal.

At 6:30, the Social Committee will provide a family movie and popcorn. Bring your lawn chairs and blankets to the east side of the clubhouse where we always show our movies. This year's movie is "Home Alone", an all-time favorite, and it should be over about 8:00 PM.

At 8:30 PM we will have an Adults Only dance in the clubhouse. You must be 21 or older. It is a BYOB event (bring your own beverage) and we will have some ice, cups, and napkins available. The entertainment will be "Chance Encounter"; they will perform until around 11:00 PM. They sing a great variety of songs to dance to. If you are not a dancer, that is fine as you will enjoy watching your neighbors dance and you can enjoy the great music. We will have a few holiday decorations in the clubhouse.



We are happy to announce that we will again be having a TOYS FOR TOTS drive. So please bring an unwrapped child's gift to the Grand Isles Holiday Party on Saturday, December 9th between 4-8 PM. The US Marines will be on-site to receive your donation, take photos, and wish you and your family a happy holiday.

3rd Annual Holiday Lighting Contest

We are excited to be having our third Annual Holiday Lighting Contest! We will be giving out 1st place and 2nd place prizes in the following categories: Holiday lighting with inflatables and Holiday lighting without inflatables. We will send an email and text message out when the judging will take place. We plan on viewing the homes on or about December 17th around 7:00 PM.

Non Resident Parking Concerns

I recently had a meeting with Jonathan Reinsvold, the Village Engineer, and the Principal for Polo Park Middle School, Jennifer Galindo, regarding the non-resident car parking issues we are experiencing since the Lake Worth Road space in front of the school has been blocked off. We are having our back entrance/exit area clogged up with non-residents parking in our community and outside our gates. Also, cars are parked in our swale along Lake Worth Road and sometimes even inside our main entrance/exit. I offered several possible resolutions. PBSO has been patrolling our area more frequently in that 3:40 PM to 4:20 PM time frame. We are not getting much, if any, help from the Village it seems but the Principal said she would offer any help she could with my suggestions. I just wanted you to be aware that we are trying to work through this matter.

Community Updates

Our Holiday Lights are on and look great again this year.

We have signed a contract and will start a new landscape company effective January 1, 2024. It is GreenCare Commercial; they have been in business for several years, their references checked out well, and they have about 45 HOA/Commercial customers at this time. We are looking forward to them servicing our common areas throughout the community, as well as our irrigation systems.

Papa John's in Wellington's Resident Appreciation Day is Wednesday, December 6th

Papa John's in Wellington is offering Grand Isles residents a 50% discount on regular-priced items for online orders on a special day each month. This is a great opportunity to enjoy delicious pizza and other Papa John's favorites without having to cook.

This offer is valid for Grand Isles residents only, so be sure to have your online promo code GRAND50 to get your special offer.

See the attached flyer for additional details.

2023 Proposed Budget Approved

After some serious discussion about the proposed budget for 2024, we voted. I presented a budget proposal for a \$20 per month increase to \$220.00 per month and one for no increase for \$200.00 per month, the same as this year. The Board approved the increase to \$220.00 per month for all 611 homeowners in 2024, and Carmel will pay an additional \$40.00 per month for a total of \$260.00 for Carmel residents effective January 1, 2024. The Carmel rate reflects a decrease from \$47.00 to \$40.00 per month and would have decreased more but we budgeted more money to repair much-needed irrigation issues as well as charging Carmel for electricity used by the Carmel pool complex and the irrigation system.

Carmel Discussion

We had a discussion directed toward about 6 Carmel residents in attendance about the Board's decision to no longer provide lawn care for Carmel's front yards. Since we announced this change a month ago, we received about 4 emails or calls to the office, an email with about a dozen residents involved expressing their feelings about this change. We explained that Carmel homeowners already have someone maintaining their partial side and back yard, and several Carmel residents already are maintaining their yards. We simply are having a hard time satisfying many with our landscape service and feel it is in everyone's best interest for the homeowner to maintain their own yard to their satisfaction. We explained that the Carmel dues to maintain their pool area, irrigation, lawn care, Capital Reserves, etc. were \$47 per month and have been so for the past 4 years. The previous 8 years before the past four, the dues were \$70 or more. We have replaced the Carmel pool roof, resurfaced the pool, remodeled the bathrooms, replaced the shade canopy, new pool furniture, and replaced the gates and fence around the pool. We have also done other projects like replacing all the old fence and Ficus hedge with new fencing and Clusia hedge. We have added more pet waste stations, removed five huge Banyan trees, and replaced an irrigation pump; all of these things in the past four years for \$47.00 per month. Once we discussed these things it seems the residents of Carmel are much more understanding. I didn't say they liked it, just that they understood our decision better.

Concluding Board Business

We will not conduct a Board Meeting in December as normal, due to the busy holiday season.

We briefly discussed resident Accounts Receivables.

The meeting was adjourned at about 8:35 PM.

Next, Todd opened the Annual Members Meeting. An annual meeting/election did not take place due to a quorum of the members was not met.

Two current Board Members were running for reelection and one other Homeowner submitted the intent form to run for the Board.

Since a quorum was not met, Doreen Levy and Andrew Plevin remain as Board of Directors.

The Annual Members Meeting was adjourned.

The Board of Directors Organizational Meeting was called to order and the Directors remained in their previous seats. Doug Stark - President, Doreen Levy - Vice President, Jose Ruiz - Treasurer, Alan Fuhrman - Secretary, Andrew Plevin - Director.

The Organizational Meeting was adjourned.

We want to wish all our residents a very Happy Holiday Season and, no matter what your religious beliefs may or may not be, let's all pray for peace in the world.

Sincerely, Doug Stark, on behalf of the Grand Isles HOA Board of Directors

Todd's Two Cents

Hello Residents,

I hope you are enjoying your Thanksgiving break and would like to take a moment to introduce myself.

My name is Todd DeMartino, born and raised in Syracuse New York, and I have been living in Wellington since 2003, with 10 years in Olympia and 10 years in VillageWalk, where I currently reside with my 9 year old daughter.

I have been a Licensed Community Association Manager - LCAM for the past 18 years focusing on oceanfront communities including Condominiums, Cooperatives and HOA's. I am honored to have been selected as the property manager of Grand Isles in the Village of Wellington, where I am proud to call home.

Friendly reminders:

GOLF CARTS - If you have completed the application and received approval for the use of a Golf Cart in the community, please remember to furnish the office with a copy of your registration along with your annual insurance renewal document so we can update our records.

ACC PROCEDURE - ACC Packets are due the Friday before the scheduled ACC Meeting, the 1st & 3rd Wednesday of each month by noon. We cannot accept any packets later than 12:00 PM. Please be reminded that we do not make copies here in the office; all homeowners are responsible to provide their own copies, color chips, samples, etc.

I am excited to have the opportunity to work closely with the Board of Directors to make a positive impact within the community as well as with all Members of the Association. Thank you for allowing me to introduce myself and I am looking forward to working with each and everyone of you.

Please do not hesitate to stop by the management office and introduce yourself.

Todd D

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RESIDENT APPRECIATION DAY!
WEDNESDAY, DECEMBER 6TH

50% OFF

Your ONLINE regular menu price pizza order ALL DAY when you enter the promo code

Enter Online Promo Code:

GRAND50

- Go to PapaJohns.com or scan the QR code.
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- Enter and apply the promo code.
- Go to the "MENU" page to add items.
- Not valid with any other offers or specials.



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APPLY IN PERSON or visit
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Grand Isles
At Wellington

Holiday Party!

Come join us on **Saturday, December 09, 2023** for our Annual Holiday Party located at the Grand Isles Clubhouse.

4:00 PM – 8:00 PM

***Food provided by**

Chick-fil-A and Best Pizza Heaven!

700 **FREE** meal tickets will be issued for a **choice of one (1)** the following three meals:

- 1 Chicken Sandwich, Medium fry, Brownie
- 8ct Chicken Nuggets, Medium fry, Brownie
- 2 Slices of Pizza (cheese, margherita, or pepperoni)

Bottled water, regular and diet soda will be supplied.
Extra meals will be available for \$11 purchase.

*Limit 4 free meals per family.

*Residents will obtain tickets from community assigned tables at event.

*Resident must be current on Association dues to receive tickets.

4:00 PM – 6:30 PM

Children's Entertainment:

- Magician
- Face Painter
- DJ

6:30 PM – 8:00 PM

Family Holiday Movie:

A family **Holiday movie** with **FREE POPCORN** will be shown on the grassy area on the east side of our Clubhouse.

Movie Title is **Home Alone**.

*Please bring a blanket or chair(s).



Please see next page for details on our
★ **ADULTS (21+) ONLY** ★
Evening Dance with **live music!**

ADULTS ONLY (21+)

Evening Dance!



Come join us on **Saturday, December 09, 2023** from **8:30 PM to 11:00 PM** in the **Grand Isles Clubhouse** for an adults-only *Evening Dance!*

Please bring your own beverage

Live music will be performed by '*Chance Encounter*' playing songs from the 60s, 70s and 80s!

'Chance Encounter' has performed in many clubs and local venues and one of the two singers is our very own **resident**, *Howard Borna!*

Due to spacing, we are limiting the event at **108 occupants** and therefore will be asking those who will be attending to **RSVP** by contacting the Property Manager via email at **grandislespm@gmail.com** or by phone at **561-333-5253**.

MARINE



FOUNDATION

Get In The Giving Spirit

Please join us in supporting the

Marine Corp Toys for Tots

& their effort to present holiday toys
to local children

Bring an unwrapped gift to the Grand Isles
Holiday Party on **Saturday, December 9th**

4-8 PM