



11585 Lake Isles Dr. Wellington, FL 33414
Ph: 561-333-5253 | Email: grandislespm@gmail.com

ORGANIZATIONAL MEETING MINUTES

November 16, 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, Alan Fuhrman/Secretary, Andrew Plevin/Director, and Todd DeMartino, LCAM/Property Manager.

Absent: All in attendance.

- I. Call to Order:** Meeting called to order at 8:39 p.m. by Doug Stark, President.
- II. Determination of Quorum:** Quorum present; all Five Board Members in attendance.
- III. New Business**
 - a. Organization of Board of Directors –
MOTION: Doug Stark, President, made a motion to approve all Directors retain their current seats with Doug Stark/President, Doreen Levy/Vice President, Jose Ruiz/Treasurer, Alan Fuhrman/Secretary, and Andrew Plevin/Director. Andrew Plevin seconded the Motion, and the vote carried all in favor 5-0. Motion passed unanimously.
- IV. Adjournment -** Motion made by Doug Stark, President, to adjourn the meeting at 8:40 p.m., seconded by Doreen Levy, Vice President, Motion carried 5-0.

Respectfully Submitted,
Todd DeMartino, LCAM/Property Manager

Approved: Doug Stark, President
Doug Stark, Board President

Date: 1-18-24



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ANNUAL MEETING MINUTES

November 16, 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, Alan Fuhrman/Secretary, Andrew Plevin/Director, and Todd DeMartino, LCAM/Property Manager.

Absent: All in attendance.

- I. Call to Order:** Meeting called to order at 8:36 p.m. by Doug Stark, President.
- II. Determination of Quorum:** 15 members in attendance and 183 needed for a Quorum. Quorum not met. No Annual Meeting.
- III. Adjournment -** Motion made by Doug Stark, President, to adjourn the meeting at 8:38 p.m., seconded by Doreen Levy, Vice President, Motion carried 5-0.

Respectfully Submitted,
Todd DeMartino, LCAM/Property Manager

Approved: _____

Doug Stark, President
Doug Stark, Board President

Date: _____

1-18-24



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BOARD MEETING MINUTES

November 16, 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, Alan Fuhrman/Secretary, Andrew Plevin/Director, and Todd DeMartino, LCAM/Property Manager.

Absent: All in attendance.

- I. Call to Order:** Meeting called to order at 7:03 p.m. by Doug Stark, President.
- II. Determination of Quorum:** Quorum present; all 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, President, seconded by Doreen Levy, Vice President, motion carried 5-0.
- IV. Treasurers Report:** The September 2023 Financials were reviewed by Jose Ruiz, Treasurer.
- V. New Manager Introduction:** Doug Stark, President, introduced Todd DeMartino.
- VI. Old Business**
 - a. Holiday Party Update – The 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. 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.
 - b. School Parking Issue – Doug Stark, President, spoke about communications and information received from Jonathan Reinsvold, the Village Engineer, and Jennifer Galindo, Principal of Polo Park Middle School.
- VII. New Business**
 - a. GREENCARE Commercial Landscape –As the Association's new landscape vendor effective January 1, 2023.
 - b. Carmel Landscape – In alignment with the community's governing documents, the Board has removal 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.
 - c. 2024 Proposed Budget – A discussion regarding the proposed 2024 budget was discussed with two options considered.

MOTION: Doug Stark, President, made a motion to approve option # 1 of \$200 Master/\$240 Carmel, and the vote carried 1 in favor and 3 against with the President abstaining. Motion did not pass.

MOTION: Doug Stark, President, made a motion to approve option # 2 of \$220 Master/\$260 Carmel, and the vote carried 3 in favor and 1 against with the President abstaining. Motion passed.

- d. No December Board Meeting – The next Board Meeting will be in January.

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

IX. Miscellaneous and Open Forum

Miscellaneous topics discussed amongst the residents who were in attendance. No Board vote required.

- X. Adjournment** - Motion made by Doug Stark, President, to adjourn the meeting at 8:35 p.m., seconded by Doreen Levy, Vice President, Motion carried 4-0.

Respectfully Submitted,
Todd DeMartino, LCAM/Property Manager

Approved: _____

Doug Stark, President
Doug Stark, Board President

Date: 1-18-24