



Helpful Information

Official Grand Isles Website
grandisleshoa.org

Property Manager
Todd De Martino
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



New Year's is often recognized as a time when people make resolutions and have opportunities for new beginnings.

According to Forbes.com here are the top 5 list of New Year's resolutions:

- Improved fitness (48%)
- Improved finances (38%)
- Improved mental health (36%)
- Lose weight (34%)
- Improved diet (32%)

Hello, Grand Isles Residents!

Happy New Year to all!

We held our Board of Directors meeting on Thursday, January 18th. The meeting was called to order at approximately 7:02 PM by our President, Doug Stark. We had a quorum with all five Board Members in attendance. We waived the reading of the last meeting's minutes and Jose Ruiz gave the Treasurer's Report which is available upon request.

- Effective January 2nd GREENCARE Commerical Lawncare is our new landscaping vendor.
- All lawn care services for Carmel residents ceased effective December 31, 2023. Irrigation service shall continue.
- We have disengaged the Amazon's remote access system.
- New camera equipment and NVR equipment for the clubhouse area has been ordered.
- An approved work station replacement and updated firewall at the manned gate to enhance performance of ABDI system.
- One pool heater at Carmel has been replaced.
- To improve wait times, we're conducting a 30-day trial to streamline the ACC approval process. The ACC form is available on www.grandisleshoa.org. However, if you need assistance, Todd, our property manager will email or print you a copy of the ACC Application for you and/or your contractor. The application will be scanned and shared with ACC members for review and approval. Paint samples still need to be on homes and roof tiles, and other similar items can be left at the Property Manager's office for review. Any questions, clarifications, and requests will be through the email system. Property Manager will act as liaison between the Committee Members and the Homeowner/Contractor. The Committee Members make a final decision of approved/denied. Property Manager will issue the homeowner either the approval or denial letter, one emailed and one USPS.
- Securing an Association credit card was approved.
- Additional staffing and a Monday night Rover was approved.
- The Board approved looking into adding a virtual platform to the monthly meetings as an option. More details will follow.

As a friendly reminder, homeowner assessments are due on the 1st of each month, not the 15th. Whether you make payments by US mail or ACH debits, please allow ample time to avoid a \$25 late fee assessment for payments received after the 15th.

Social Committee Events



Mark your calendars and dust off your dancing shoes, because the next event is our Valentine's Day themed Dance. Get ready for live music entertainment and the chance to meet new neighbors in a fun and relaxed setting. Our Valentine's Day Dance will be held **Saturday, February 17th at 8:00 PM** in the Clubhouse. This is an adult dance for those 21 and over. Each year it is well received and continues to grow in attendance. Flyer attached.

GARAGE SALE

Calling all Clutter Conquerors and Treasure Trove Titans! The Grand Isles Garage Sale is Back! Whether you're a seasoned seller or a garage sale newbie, this event is for you.

The Garage Sale is scheduled for Sunday, **March 10th from 8:00 AM - 1:00 PM**. More information including Vendor Forms and procedures are attached. We already scored our first bargain as this is the first time Polo Park Middle School is not charging us for the use of their parking lot thanks to Doug Stark's open communication with their principal.



Our Ladies' Monthly Luncheon is usually held on each 1st Monday of the month at noon and is highlighted on our website calendar. Please contact Carol at 516-680-4398 for more information and join their private Facebook page called **Grand Isles Ladies Luncheon!**

The Social Committee is ALWAYS in need of more volunteers. Please contact Todd either by phone 561-333-5253 or by email grandislespm@gmail.com and let him know you are interested in becoming a volunteer.

Open Forum

The latest Board meeting buzzed with engaged residents eager to share their thoughts on a variety of community matters. It was a night fueled by passionate voices and a shared commitment to making our neighborhood even better. While some topics sparked lively debate, one thing was clear: the Board heard you! After listening to resident concerns about safety, security, and the overall aesthetic of our shared spaces, a collaborative decision was made. We are launching a community survey to gather your valuable input on several key issues, including: increased Palm Beach Sheriffs Office presence, gate security options such as pedestrian gates, gate attendant procedures and general security enhancements, front barcode reader performance, unmanned gate options, common area appearance and landscaping.

We encourage everyone to participate and make their voices heard. Once we receive the responses back we will summarize the results and then get quotes on the costs of the items weighted with the most importance to the community.

[CLICK HERE FOR SURVEY](#)

The survey is attached to this mailing. It is also available on our website under Resident Portal in Community Forms, and a link on our Facebook group page. Remember, your response matters! The survey closes on February 20th so don't delay, respond today.

Residents raised concerns about payment methods used for community purchases by a director. In response, the board has consulted with our legal counsel to ensure compliance with all relevant regulations. The attorney has identified two key statutes concerning director compensation, namely section 720.03(12) of the HOA Act and Article V, Section 4 of the Grand Isles Master HOA By-Laws. Some residents were concerned about the potential for personal gain by the board member. The member reviewed the past four plus years of receipts and found that it amounted to \$206.48 in credit card rewards. This amount has been reimbursed in full by the member to the Grand Isles Master HOA.

Let it be noted that this was an oversight and not an intended resource for any personal gain. This volunteer had incurred fuel expenses, car wear and tear, and other miscellaneous expenses including taking committees out to lunch on his own dime during the course of community business which far exceeded the nominal credit card reward points and never requested reimbursement for these out of pocket costs.

Concluding Board Business

After the open forum, Doug Stark, announced he was stepping down as President. There was a motion to appoint Doreen Levy as President. The motion carried unanimously. Then there was a motion to appoint Andrew Plevin as Vice President. The motion carried unanimously. The meeting was adjourned at about 9:49 PM.

As always, thank you to all that attended.

Doreen Levy, President on behalf of Grand Isles Master Homeowners' Association Inc. Board of Director

A Well Deserved Thank you!

On behalf of the Grand Isles Master Homeowners Association, we want to express our deepest gratitude to Doug Stark for his tireless dedication and countless contributions over the past four and a half years as the President of Grand Isles Master Homeowner Association. Your service has been invaluable to our thriving community.

Your commitment to every aspect of Grand Isles, from overseeing numerous landscaping projects including the huge undertaking of our abandoned perimeter, installation of new fencing, hedges, landscaping, to ensuring top-notch property management, pristine pool conditions, beautifully resurfaced basketball, tennis courts, our children's playground, the addition of evening Rovers and staff, and your overall expertise, has truly made a lasting impact. Your leadership and complete involvement in the clubhouse renovations, including new roofs and impact glass throughout, assisting the social committee and community events and so much more is a testament to your passion and dedication to enriching the lives of our residents. We are especially grateful for the meticulous direction you provided to each vendor, instilling our high standards of excellence and spending countless hours with each and every one of them. Your unparalleled knowledge of every inch of our properties is a tremendous asset, saving us valuable time and resources.

We are pleased to have you remain on the Board and your continuation of support to the community.

Thank you once again for everything you have done as President of Grand Isles!

Sincerely,

Doreen Levy, President and The Board of Directors

Todd's Two Cents

Effective immediately, the gate company has been given strict instructions to only let in guests that are either on the homeowners' permanent list or if the homeowner answers the phone and gives clear directions to let the guest into the community. If residents do not answer, the attendants will direct the guest to turn-around and exit. In the interim, the guest can call the homeowner and make sure they answer while they go to the back of the line. The attendant will call again when the guests come back up in line. You can update your guest list here: <https://gateaccess.net/login>.

With the success of a largely attended Board Meeting, it was not without its challenges. In an attempt to gain control of the Board Meeting and move the agenda along, I stepped out of line and stopped Jeff Clanton from asking a question and making a suggestion about the ACC procedures. I sincerely apologize for any disrespect you may have felt Jeff since it was not my intention.

Pressure Cleaning: I would like to encourage everyone to look at your driveways, sidewalks, and roofs, etc. to ensure that they are clean and devoid of any staining and/or mold. I will be inspecting 611 homes and start issuing violations for dirty driveways, sidewalks, roofs, etc.

Thank you again for all the positive feedback in the management office and do not hesitate to reach out if you have any questions, suggestions, or concerns at **561-333-5253** or by email at grandislespm@gmail.com.

Todd DeMartno – LCAM

Security Starts at Home: Building a Safer Community Together

Many residents feel a sense of security with our manned gate. While the gate attendants manage access, true community safety starts at home. Just like a strong chain is forged from interconnected links, our neighborhood's security relies on shared responsibility and proactive engagement. The HOA plays a vital role in managing our community as a whole however, we're not law enforcement officials. We are residents just like you. While we appreciate being informed, security concerns should be directed to the appropriate authorities first. Please see the recent article below from PBSO printed in the Town-Crier highlighting what residents can do to create a safer community. Please note, we have listed other precautionary measures on our website www.grandislehoa.org under About Us - Information. The first paragraph titled "Report Suspicious Activity" states: If you see suspicious activity, report it to the Palm Beach Sheriff's Office (PBSO) at (561) 688-5447. "Suspicious Activity" includes: people walking up and down parked cars while looking into them or trying door handles, vehicles cruising our streets at very slow speeds for extended periods while observing parked cars; people doing any of the following: making any kind of mark or placing anything ON parked vehicles, sitting in running parked cars for protracted periods; and vehicles dropping one person off while continuing to cruise the same areas.

FOUNDATION SPREADS HOLIDAY CHEER
SEE STORY, PAGE 3

COUNTY WARNS ON BATTERY DISPOSAL
SEE STORY, PAGE 4



Your Community Newspaper

Volume 44 Number 12
December 29, 2023

Serving Palms West Since 1980

INSIDE

As 2023 Draws To A Close, RPB Has Big Plans Ahead For 2024
The Village of Royal Palm Beach continues to carry on its legacy of being a "Tree City USA," keeping its longstanding commitment for 10 acres of park land per 1,000 residents. Longtime Village Manager Ray Liggins and new Parks & Recreation Director Mark Pawlowski reflect positively on this past year and are looking forward to new projects in 2024. **Page 3**



Club Youth Get Gifts At Wellington Boys & Girls Club Holiday Party
The Neil S. Hirsch Family Boys & Girls Club of Wellington held its annual holiday party on Friday, Dec. 15. The Christopher Aguirre Memorial Foundation provided gifts for all the club children with support from

RPB UGLY SWEATER HOLIDAY PARTY



Royal Palm Beach held a Senior Ugly Sweater Holiday Party on Tuesday, Dec. 19 at the Royal Palm Beach Recreation Center. Seniors got into the holiday spirit with food, music, dancing and ugly sweater contests. Shown here are Argentina Batista, Maria Gonzalez, Ellie Rosenshein, Parks & Recreation Director Mark Pawlowski, Kitty Lannaman, Prudel Belle and Senior Programs Supervisor Shakeera Thomas.

MORE PHOTOS, PAGE 18

PHOTO BY DENISE FLEISCHMAN/TOWN-CRIER

PBSO: Keep Homes, Vehicles Secured

By Charles Elmore
Town-Crier Staff Report

Locking car and home doors can help fight an uptick in crime statistics in relatively safe Wellington, the village's top cop told Wellington's Public Safety Committee last week, while noting that enforcement of new rules for golf carts has focused more on education than tickets so far.

"The primary issues have been unchanged, I think, for years," Palm Beach County Sheriff's Office Capt. Nichole Addazio told the committee on Tuesday, Dec. 19. "That is, juvenile crimes and juvenile problems, property crime and traffic."

Addazio has been on the job for eight months as leader of the PBSO's District 8 in Wellington.

A big focus through the winter equestrian season will be traffic enforcement, particularly against reckless and dangerous driving, and driving under the influence of alcohol or drugs, Addazio said.

Rule changes effective since Oct. 1 are designed to enhance safety with golf carts on village roads and paths. The sheriff's of-

fice has largely emphasized awareness and reminders in the early going, she said. Village residents seem to be understanding what the rules are there, she said.

Drivers under 18 must have a valid license or learner's permit to operate a cart on roads or multimodal pathways. Golf carts must yield to pedestrians, cyclists and horses on the paths by slowing, stopping or pulling off to the side as necessary, with no "bulldozing." The speed limit for golf carts is 15 mph on paths and 25 mph on roads, according to a village summary.

Across Wellington, small stop signs have been placed in many places where paths intersect with roads, spots where inattentive cart drivers might put themselves and others in harm's way.

In the big picture, Wellington remains a relatively safe place, but not one immune from problems, officials said. Comparing 2023 to the previous year at this time, "our crime stats are up across the board," Addazio said.

That is the trend in the western

See PBSO, page 4

PBSO Keep Cars, Homes Secure

continued from page 1
communities generally, she said, though in many categories it may involve only a handful of cases. "We are up in our stolen vehicles, we are up in our residential burglaries, we are up in our sexual assaults," she said. "When I say up, again, we are talking two or three cases, so this could be one additional case." One continuing problem dogged by somewhat higher totals has been vehicle burglaries, though

these can fluctuate quarter to quarter.

"A couple of weeks ago we had, I think, 17 vehicle burglaries," she said. "All 17 vehicle burglaries were unlocked doors."

One burglary involved a weapon stolen after it was left in a car.

"I implore the public to become involved in crime prevention," Addazio said. "I see the culture here because it is such a safe place, and people feel safe, and we are safe overall, but they leave their cars unlocked."

Few cases involve smash-and-grab forced entry, she said.

"These are often juveniles who have already been arrested for the same offenses and are re-offending, who are simply checking

door handles when everybody's in bed and not paying attention," Addazio said.

Committee Member Mohammad Junaid Akher asked about what residents can do to guard against residential burglary attempts. He mentioned an incident in the Versailles neighborhood.

"A guy came in, he thought nobody was home, but the mother and two children were there," he said.

While the incident did not result in violent harm, it was still alarming, as it had not been an issue on the family's radar for many years, he said.

The discussion touched on issues such as that gated communities, for example, can lull

people into a sense they do not need to pay as much attention to fundamental precautions. Still, that doesn't guarantee that juveniles in the neighborhood, or perpetrators who gain entrance on seemingly legitimate business errands, will never try opportunistic crimes.

"It's the same basic things we all need to do for crime prevention," Addazio said. "That's simply lock your doors. Keep your garage door closed. Lock your vehicles so people can't get to your garage door opener to then break into your residence."

Properly maintaining hedges and shrubbery, and thinking about whether exterior lighting is adequate, can also help lower the chances of an incident, she said.

effectiveness in making sure needs are met.

As a local government, the Village of Wellington maintains its focus on connection and resilience by connecting those who need help with those who can provide it. All our Wellington team members are in the business of connecting residents in many ways, including to their local government, services and resources.

In addition to fulfilling our mission of providing the best quality of life and environment for our residents, our team also organizes several charitable efforts throughout the year. Our village events connect residents and visitors with world-class experiences that bring a sense of togetherness and joy.

These efforts enhance our resilience, strengthen our connections and contribute to our position as a community of choice.

During the coming year, I hope you have a chance to reflect on the connections you have with your community. You, your families and your businesses play a vital role in shaping our community. Whether you volunteer your time, make financial contributions or offer to help a neighbor in need, you make Wellington a community that embodies the spirit of generosity, and in turn, a great hometown. It's not just a place to live, it is a place to give. Looking forward to a great 2024. Happy New Year!

Jim Barnes,
Wellington Village Manager

Grand Isles Community Survey Jan 2024

* 1. Please provide your name and complete address for survey verification.

Name (required)

Address (required)

City/Town (required)

State/Province
(required)

2. How important is having a manned gate at the community entrance?

Marginally Important Moderately Important Considerably Important Highly Important Critically Important

★ ★ ★ ★ ★

3. Please rate the gate attendants overall performance when processing guests.

Poor Fair Good Very Good Excellent

★ ★ ★ ★ ★

4. Please rate your level of support for having a remote gate attendant with a camera (offsite) and eliminating the front gate attendant.

Marginally Important Moderately Important Considerably Important Highly Important Critically Important

★ ★ ★ ★ ★

5. Please rate your level of support for installing pedestrian gates at all four points of entry.

Marginally Important Moderately Important Considerably Important Highly Important Critically Important

★ ★ ★ ★ ★

6. Please rate your level of support to add a call box where you provide remote access for your own guests through the back gate to alleviate front gate congestion. The barcode reader will still remain for residents.

Strongly Oppose Oppose Neutral Support Strongly Support

★ ★ ★ ★ ★

7. Please provide your opinion on the resident side barcode reader performance.

Poor	Fair	Good	Very Good	Excellent
★	★	★	★	★

8. Please provide your opinion of the front entrance median landscaping.

Poor	Fair	Good	Very Good	Excellent
★	★	★	★	★

9. How important is it to you to continue to invest in the aesthetics of the community?

Marginally Important	Moderately Important	Considerably Important	Highly Important	Critically Important
★	★	★	★	★

10. Please rate your level of support for increasing the presence of Palm Beach Sheriff's Office Deputies.

Marginally Important	Moderately Important	Considerably Important	Highly Important	Critically Important
★	★	★	★	★

11. How likely are you to attend Board of Directors meetings if they were offered virtually?

Much Less Likely	Less Likely	Same	More Likely	Much More Likely
★	★	★	★	★

12. Please share any other comments you have below:

Thank you for your participation!

Please return in a sealed envelope to:
Doreen Levy, GIHOA President
11585 Lake Isles Drive
Wellington, FL 33414

Adults (21+) Only

Grand Isles Valentine's Dance



**Saturday, February 17, 2024
from 8:00 PM to 11:00 PM
at the Grand Isles Clubhouse**

Come join us at the Grand Isles Clubhouse for an adults only (21+) Valentine's Dance with live music from Chance Encounter playing songs from the 60', 70's and 80's!

Attendance is first come, first serve with a max of 108 occupants with room to dance!

Please bring your own beverages and snacks : ice, cups & napkins will be provided.

It's time for our annual
Grand Isles Garage Sale!!

SUNDAY / MARCH 10, 2024

* The event will take place **OUTSIDE THE GRAND ISLES BACK GATE.**
The sale will go from outside the back gate, down to the entrance of
The Polo Park Middle School parking lot.

* All vendors are to report to the check-in section inside the back gate
From 6:00 a.m. to 7:30 a.m. for space assignment.

NOTE: DAYLIGHT SAVINGS TIME IS ON THIS DAY. SET CLOCKS AHEAD 1 hr. THE NIGHT BEFORE.

**ALL selling items must be unloaded first then park in the school lot or
back into Grand Isles using Lake Worth Rd. to the main gate.**

* All vehicles must be off the selling area by 7:45 a.m.

NO VEHICLES can enter the selling area from 7:45 a.m. to 1:00 p.m.

Selling will continue until 1:00 p.m. and ONLY THEN you can pack up.

* Starting at 1:00 p.m. stack up ALL your unsold things by the curb then
drive in from the school lot or in from Lake Worth Rd only and exit by
the back gate only. **LEAVE YOUR SPACE AS CLEAN AS YOU FOUND IT.**

If rain becomes a factor, then the decision to move forward will be
determined by the coordinators of the event with sellers' input.

FURTHER DETAILS WILL BE E-MAILED TO ALL SIGNED UP SELLERS

Please refer to the next page to sign up for this event.

GRAND ISLES GARAGE SALE SIGN-UP FORM

SUNDAY / MARCH 10, 2024 8:00 a.m. - 1:00 pm

ALL SPACES ARE FREE FOR GRAND ISLES HOMEOWNERS

PLEASE PRINT:

Name: _____

Address: _____

Phone: _____

E-MAIL: _____

SPACE NEEDED (check one): 10' Foot___ 20'Foot___
(PLEASE USE ONLY THE SPACE FOOTAGE YOU NEED)

GENERAL RELEASE:

The undersigned does forever discharge, release and hold harmless the Grand Isles HOA and all other agents of and all manner of actions, suits, Damages of claims whatsoever arising from any loss or damage to the Person or property while in the possession or supervision of the Grand Isles HOA 2024 Garage Sale Committee and hereby consents to the enforcement of all rules of the Sale as set out in the letter of instructions to be e-mailed to all signed up resident sellers.

SIGNATURE: _____ **DATE:** _____

Please sign, date and return this form to the Clubhouse ASAP

MAIL TO: The Grand Isles Clubhouse -11585 Lake Isles Dr., Wellington, 33414

DROP OFF: The Grand Isles Clubhouse Office OR in the Black mailbox outside to the right of the front door on the wall.

E-MAIL: grandislespm@gmail.com

PLEASE CALL THE CLUBHOUSE OFFICE AT 561-333-5253 WITH ANY QUESTIONS