



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

BOARD MEETING MINUTES

January 18, 2024

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 7:02 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 (i) Board Meeting Minutes (ii) Annual Meeting Minutes, and (iii) Organizational Meeting Minutes were waived. Motion to approve the prior meeting Minutes made by Mr. Stark, President, seconded by Mr. Plevin, Director, all in favor 5-0.

IV. **Treasurers Report:** The December 2023 Financials were reviewed by Mr. Ruiz, Treasurer.

V. Old Business

a. Mr. Stark discussed Holiday Party Recap, Golf Cart Parade and Holiday Light Contest

b. Mr. Stark discussed changing landscape companies January 2nd to GREENCARE Commercial Lawncare.

c. Mr. Stark made a Motion to ratify the purchase of a used golf cart to replace the old maintenance golf cart, Mr. Plevin seconded the Motion, all were in favor 5-0.

d. Mr. Stark made a Motion to ratify the purchase of new camera NVR equipment for the clubhouse area, Mr. Plevin seconded the Motion, all were in favor 5-0.

e. Mr. Stark made a motion to ratify the purchase of an upgraded workstation/firewall at the guard gate, Mr. Plevin seconded the Motion, all were in favor 5-0.

f. Mr. Stark discussed the disengaged Amazon's gate entrance system.

g. Mr. Stark discussed ceasing to provide lawncare to Carmel residents effective Dec. 31, 2023. Continue with irrigation.

h. Mr. Stark mentioned that the Association replaced Carmel pool heater in 2023.

VI. New Business

- a. Mr. Stark turned over the discussion to Mr. DeMartino to detail the proposed change ACC Approval Procedure, Mr. Stark made a Motion to approve on a 30-day trial basis, Mr. Plevin seconded the Motion, all in favor 4-1, approved. (Doreen Declined)
- b. Mr. Stark made a Motion to approve the purchase of the new administrative golf cart, Mr. Plevin seconded the Motion, all in favor 5-0.
- c. Mr. Stark made a Motion to apply for an Association Credit Card, Mr. Plevin seconded the Motion, all in favor 5-0.
- d. Mr. Stark made a motion to approve budgeted additional staffing, Mr. Plevin seconded the Motion, all in favor 4-1, approved. (Alan Declined)
- e. Mr. Stark made a Motion to approve adding a Rover for Monday nights, Mr. Plevin seconded the Motion, all in favor 5-0.
- f. Mr. Stark mentioned the Valentine's Dance February 17th at 8:00pm in Clubhouse.
- g. Mr. Stark mentioned the Community Garage Sale Sunday, March 10th 8:00am-12pm
- h. Mr. Stark tabled the discuss/vote to add Zoom to the Monthly Board Meetings, Mr. Plevin made a Motion to approve adding Zoom to the monthly meetings, Mrs. Levy seconded the Motion, all in favor 4-1, approved. (Doug Declined)

VII. Accounts Receivables (A/R) Review-Mr. Stark, President, went over the Accounts Receivables.

Mr. Stark summarized an Anonymous letter addressed to the Board of Directors with "Subject: Request for immediate action to remove Doug Stark as president."

Mr. Stark announced that he is stepping down as president of the Association while remaining as a Board of Director.

- a. Mr. Plevin made a Motion to elect Doreen Levy as President of the Board of Directors, all in favor 5-0. (Challenged by Alan Furman as Andrew Plevin is not an owner, therefore, cannot be a Board member.)
- b. Mrs. Levy made a Motion to elect Andrew Plevin as Vice President of the Board of Directors, all in favor 5-0. (Challenged by Alan Furman as Andrew Plevin is not an owner, therefore, cannot be a Board member.)

Mr. Stark read a letter he prepared and signed addressed to the Board of Directors that stated,

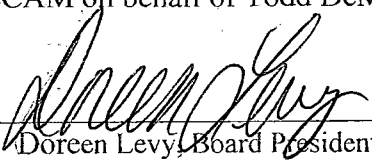
"This is to officially inform the Board of Directors that I am resigning as Board President effective immediately as the conclusion of tonight's meeting." Letter attached:

VIII. Miscellaneous and Open Forum

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

IX. Adjournment- Motion made by Mrs. Levy, President, to adjourn the meeting at 9:47 pm, seconded by Mr. Plevin, Vice President, Motion carried 5-0.

Respectfully Submitted,
Tara Flynn, LCAM on behalf of Todd DeMartino, LCAM/Property Manager

Approved:  Date: 4/18/24
Doreen Levy, Board President