



Helpful Information

Official Grand Isles Website
www.grandisleshoa.org

Property Manager
 Tara Flynn
grandisles@davenportpro.net

Assistant to Property Manager
 Francisca Andrews
grandislespm@gmail.com

Office: 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
www.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



What is a community?

Per Merriam-Webster's dictionary it is a noun defined as

1) a unified body of individuals: such as

a) the people with common interests living in a particular area

In a strong community, unity prevails over division. Let's support each other, embracing differences. Instead of erecting barriers, let's build bridges of understanding and offer a helping hand. Together, we foster a culture of respect and create a welcoming and empowered community.

Hello, Grand Isles Residents!

We held our Board of Directors meeting on Thursday, April 18th, 2024, with President Doreen Levy presiding. Here are the key highlights from the meeting:

We had a quorum with three out of five board members in attendance. Jose Ruiz and Alan Furhman were not in attendance. Doreen made a motion to waive the reading of the February minutes, which passed 3-0. Director Doug Stark presented the financial reports, which are always available upon request.

President Doreen Levy opened with some positive news, announcing an upcoming Cinco de Mayo event planned for Saturday, May 4th, from 4:00 to 8:00 p.m. with Andrew Plevin providing further details on the event. Andrew secured a Taco, Pizza, and Churro Food truck and shared the ideas of having a movie at 8 PM by the grassy area outside the fitness center and to add some entertainment.

The formation of a Social Media Committee was approved, consisting of Kimberly Reyka, Kylee Plevin, Thelma Espailat, Lauren McPherson, Julianna Poyer, Sarah Tayefeh, and Rebecca Corrente. Update: This group has already secured Disney's Wish for the movie, a DJ, and a Face Painter for our Cinco De Mayo May 4th event.

In an effort to understand the needs of the homeowners, an open forum was held to allow residents to express their concerns prior to the Board Agenda. Topics included irrigation issues in Carmel, solutions available and not available, time frames of repairs, upkeep of the Carmel community and Grand Isles in general.

Old Business agenda items were addressed, including PBSO and virtual meetings, the approval of revised January meeting minutes, completion of landscaping tasks, and attorney findings regarding Andrew Plevin's board seat.

We will need volunteers to test our virtual meeting setup. Please email our office at grandislespm@gmail.com to volunteer. This procedure will help identify any technical issues before the May meeting. Details will be emailed to you.

New Business agenda items were addressed.

We introduced Tara Flynn as our new Property Manager. Discussions included a lawn pest control contract, new golf cart purchase and payment, community camera replacement, main pool furniture purchase, and measures to address speeding within the community. These measures include hiring PBSO officers to come into the community and issue citations during morning, afternoon, evening and twilight hours. We will research radar speed signs/wagons as well.

New procedures for calling in guests to the gatehouse were discussed, including recording your guest's name instead of speaking to an attendant, with a mailing sent to homeowners for clarification.

We would like to express gratitude to Agatha Jenney and her volunteers for being willing to help research and solve concerns regarding Carmel irrigation.

Community News

On Tuesday, April 23rd, we attended a video conference call with the various members of VOW, two PBSO officers, and the Polo Park Principal. Top issues discussed were the parking issues at the business Plaza at Lake Worth Road and Isles View Drive.

PBSO is planning to try a temporary pilot of setting up cones to route one traffic lane directly into the Plaza, and the other lane will head down the road to the GI back gated entrance. This might cause GI residents to be caught in the backup of traffic during the afternoon student pickup times, due to having to exclusively use the right hand lane only to access the back gate. PBSO has been given permission to ticket any cars that just sit at the plaza as 'trespassing'.

Potential solutions to the parking issues all need to be funded by the School Board!

Suggestions included:

Moving the split rail fence that resides along Lake Worth Road in toward the sidewalk so cars can safely back into spots (costs need to be determined)

Add a light on Lake Worth Rd and Isles View Dr (perhaps only activated during the hours per school day when needed). This would allow left hand turns to flow smoothly onto Lake Worth Rd and remove traffic congestion from our back entry street (est cost is approx \$500K)

Increase the size of the Polo Park parking lot (costs need to be determined)

Add a flow thru lane that allows student pickup (by the school pickup area), but then drive thru a new lane that would intersect with the existing bus entry/exit lane and allow direct exit onto Lake Worth Road (costs need to be determined)

The key to any solution is School Board funding.

Concluding Board Business

Doug motioned for the transition of Secretary, Alan Fuhman, to Director. Seconded by Andrew Plevin. All in favor 3-0. At the conclusion of the meeting, Doug Stark resigned as a Director and Member of the Board. Due to some disorder at the meeting, proper procedures were not followed when motioning a new member onto the Board. This motion has been voided and will be revisited at the May's Board of Directors meeting. May's meeting date to be announced shortly.

The meeting was adjourned at 10:06 PM.

Thank you,

Doreen Levy, President GIHOA

Property Management Updates

It has been about 6 weeks since we have implemented our new team, Tara Flynn, our new Property Manager, and Francisca Andrews, our Property Manager Administrative Assistant. Tara is onsite Monday mornings, most of the time out on our property. She is accessible by phone Monday - Friday 8 - 5, breaking for lunch between 12 - 1. Francisca is here Tuesday through Saturday 8 - 5, breaking for lunch between 12 - 1.

In this short time we have had 3 successful sales applications, 3 successful rental applications, 12 successful ACC applications, and an astounding 611 home inspections. Considering our last property manager only reported a handful of inspections in 6 months, that is an impressive statistic. In addition, Tara has introduced herself to many vendors and handled several vendor requests and met some of you at the April 18th Board meeting. Francisca has been processing the administrative tasks in the office including key fobs, bar codes, phone calls, clubhouse reservations, inventoried office supplies, replaced our defunct scanner, and is communicating with residents by addressing daily requests and questions.

The board immediately contacted GreenCare about the irrigation discussion that transpired at the meeting. They are proactively working on fixing Carmel's irrigation issue. Contrary to what we were told by previous vendors, it appears it is fixable! They are using special equipment to trace the numerous broken valves to identify them so they can be repaired. They first had to stop the leaks and gushers as this was causing significant water loss. Tracing is a lengthy process as there are no diagrams or schematics of the valves and the good news is the tracing has already begun. The time frame given for the repair work to be diagnosed and completed was a few months.

H A P P Y



CINCO DE MAYO

Saturday 04 May 2024

Food Trucks from 4-8PM
include Tacos, Pizza and Churros!
Movie Night from 8-9:30pm with Free Popcorn on the
grassy area outside the clubhouse.

Located outside the Grand Isles
Clubhouse - Residents Only

April 18,2024

Grand Isles Resident,

After over 5.5 years of serving on the Homeowners Association Board of Directors, and over 4.5 years as President of the Board, I resigned effective immediately at the conclusion of last night's Board Meeting.

Over the past 5 years this board has executed many improvements in Grand Isles, both with its finances and its infrastructure. Back in 2019 everything was 20 years old and in need of repair or replacement and our financial situation was not good. We remodeled the clubhouse, installed new roofs on our buildings, resurfaced both swimming pools and replaced thousands of feet of perimeter Ficus hedges with Clusia and new fencing. We created a great new Grand Isles website and a Facebook page and rewrote many community policies and procedures including some necessary Resolutions. Just over a year ago, we passed an Amendment for the first time in over 22 years, only allowing new owners of homes to rent their property after 2 years of ownership. We have seen home values double in the past 6 years here. The appearance of our community has a significant role in that increase.

Our pool areas, courts, and kiddie play area all have been improved and/or resurfaced. Everything has been repainted at least once including all the monuments throughout the community. We have made many landscape improvements as well as replacing many irrigation pumps and pool pumps and heaters and changed both pools to salt water. We upgraded much of our camera systems and implemented the Gate Access process. We navigated through the Covid Pandemic successfully.

Our bank checking account balance has improved by over \$140,000 currently and our Capital Account balance is over \$645,000 currently in preparation to resurface our streets, hopefully in 2026. Our Retained Earnings/Fund Balance is just over \$140,000 which is the highest it has ever been. We have excellent insurance coverage. We have zero lawsuits pending.

The community is in good condition, and we should all expect it to continue to improve under new leadership. There are items still to improve but we prioritized projects due to fund limitations.

I want to thank some people who deserve to be recognized. I'd like to thank Joe Smith who talked me into joining the Board over 5.5 years ago. I'd like to thank Joe and Alan Apfel for encouraging me to become Board President as they were already serving on the Board and stayed on the Board for a period of time. I'd like to recognize the following who have been helpful over the past 4.5 years by serving with me on the Board, Doreen Levy who has been Vice President and has worked hard for this community, also Alan Apfel, Andrew Plevin, Lauren McPherson and Jose Ruiz who all have been very helpful and supportive.

I want to recognize some volunteers. Maria Quiroga who has been great to work with leading the social activities and doing a great job, Art and Roberta Jacobs for coordinating our Yard Sales, Maureen Walsh, Alice Newhouse, Judy Stark, Sylvia Dudley, Andy and Iretha Millar for serving on various committees. Thank you.

I'd like to recognize and thank 4 resident vendors. First, Dewitt Huong for working with me and Doreen to build our website and for continuing to manage it. Next, Howard Borna, owner of Bay Court Electric, repairs all Grand Isles HOA's electrical needs and at times hasn't charged Grand Isles for his services. Also, I'd like to recognize Tony and Dorothy Blakeney, owners of TMZ Pool Service who handle all the community's pool and pool equipment needs at a very low cost. I'd like to thank Alan Apfel and Evan Cohen, both who reside in Grand Isles, who provide us with the evening Rover Service. The Blakeney's and the Borna's are original residents of Grand Isles. All of these are great people! Thank you very much!

In closing, I would like to say that I personally have worked between 8,000 and 10,000 hours as a volunteer for this community. That is not a complaint but fact. I have provided the leadership and direction always in the best interest of Grand Isles. I took the oath to uphold the rules in our HOA Documents as written. I treated this community like a business. It was not fun, but needed to be done to keep our HOA dues as low as they are. I personally never benefitted in any way by serving on the Board other than my home value has increased like everyone else's has. I am weary of being on call 24/7 for this community.

To all the wonderful residents (99%) I have met over the past 6 years, I appreciate you. To those who have been rude and hateful, you can move on to someone else now.

Sincerely, Doug Stark