



11585 Lake Isles Dr. Wellington, FL 33414  
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## **BOARD MEETING MINUTES**

June 13, 2024, at 7:00pm

Located at the Grand Isles Clubhouse – 11585 Lake Isles Dr. Wellington, FL 33414

**Board Members in Attendance:** Doreen Levy- President, Andrew Plevin- Vice President, Jose Ruiz- Treasurer, Alan Fuhrman- Director

**Management In Attendance:** Tara Flynn, LCAM

- I. **Call to Order:** Meeting called to order at 7:02PM by Doreen Levy.
- II. **Determination of Quorum:** Quorum present; all Board members in attendance.
- III. **Approval of Meeting Minutes:** Reading of prior Board Meeting Minutes was waived.  
**MOTION:** Doreen Levy made a motion to approve the April meeting minutes. Seconded by Andrew Plevin, all in favor 4-0.
- IV. **Treasurers Report:** The May 2024 Financials/AR Report was reviewed by Jose Ruiz.
- V. **Old Business**
  - a. Owner of GreenCare was present at meeting to discuss irrigation in Carmel – Will Casino, the owner of GreenCare Commercial, introduced himself to the attendees and provided an overview of the current irrigation system. He detailed the setup, including a 25 hp hoover pump controlled by two main clocks. Controller 1 manages 27 zones on Mondays, Wednesdays, Thursdays, and Sundays, while Controller 2 oversees 42 zones on Tuesdays, Fridays, and Saturdays. Each zone operates for 15-30 minutes, beginning at 7 pm. Will then outlined the maintenance efforts undertaken, noting the replacement of 71 spray heads, 78 nozzles, repairs to 13 zone line breaks, 2 main line breaks, and 14 rotors. Additionally, 54 hours were dedicated to value tracing, resulting in the replacement of 14 total valves. Currently, 90% of Carmel's irrigation system is operational, indicating significant progress. During the discussion, Will addressed questions raised by residents, both in person and via email. Andrew inquired about Pest Control services for community trees and turf, expressing concern over the cost. Will strongly recommended investing in pest control, emphasizing its benefits for the community's health and appearance. He explained that the brown patches observed along Lake Worth Rd and certain areas of Carmel were not due to water shortage but rather caused by Cinch bugs. Furthermore, some palms were afflicted with disease, which pest control measures could mitigate.

- b. Expense of additional PBSO on site & Update on Virtual Meeting – Doreen reviewed the costs associated with increasing the presence of PBSO officers on site by an additional four hours per week. Alan suggested revisiting the discussion on these figures when it is closer to budget season, to assess whether there's a desire for more PBSO hours in the community and to determine its place within the budget. Doreen discussed the attorney's recommendation of a resolution for Zoom meetings. She asked the community to remain patient as they work through the details of doing a test run and going live.
- c. Update on Hardwood/Palm Tree trimming that were overlooked – Doreen addressed the oversight regarding some hardwood and palm trees during the annual tree trimming. These trees have been brought to the attention of GreenCare and will be trimmed within the upcoming weeks.

## VI. New Business

- a. Appointment of New Board Member – Doreen provided a brief introduction of Maureen Walsh and her involvement in the community. **MOTION:** Doreen proposed a motion to appoint Maureen to the Board, seconded by Andrew, all in favor 4-0. Subsequently, Maureen announced her resignation from the fining committee. **MOTION:** Doreen made a motion to appoint Maureen as Secretary, seconded by Andrew, all in favor 3-1 (Alan Opposing)
- b. Appointment of New ACC Committee Member – Doreen briefly read an introduction of Kimberly Reyka and her expressed interest in joining the ACC Committee. **MOTION:** Doreen made a motion to add Kimmberly to the ACC Committee, seconded by Andrew, all in favor 5-0
- c. Review/Approve Pest Control Proposal - Jose presented the pest control quotes to the residents, highlighting the substantial costs. Doreen suggested obtaining revised proposals from Native Pest Mgmt and Lawn Doctor for services on the extreme areas that need to be addressed, with the aim of incorporating the Pest Control expense into the budget for 2025.
- d. Pool Furniture Update – Doreen discussed the purchase of new pool furniture, comprising of 24 chaise lounges. She mentioned that the lounges from the clubhouse pool will be relocated to the Carmel pool. The delivery date is scheduled for July 15th.
- e. Outcome of Cinco de Mayo Party – Andrew expressed gratitude for the success of the Cinco de Mayo party / Movie Night, acknowledging the efforts of the social committee and all those involved in making the events enjoyable.
- f. Review/Approve proposal for vehicle damage caused by gate – The Board reviewed proposals regarding vehicle damage incurred at the front gate. **MOTION:** Doreen made motion to approve the proposal from A&G Auto Body, seconded by Andrew, all in favor 5-0.
- g. Community Camera Replacement Discussion – Doreen provided an update on the camera replacements, mentioning that Tech Pro Systems has received the deposit for the cameras and is currently awaiting the signing of the permit.
- h. Guidelines for Zoom Meetings - Doreen informed residents that the association attorney recommended a resolution for Zoom meetings, which she read in full out loud. **MOTION:** Doreen proposed a motion to approve the zoom resolution, seconded by Andrew, all in favor 5-0
- i. Establish Road Paving Committee – Doreen discussed the desire to establish a road committee to solicit quotes for street paving, volunteers were sought from the audience. Volunteers to join the Committee include Art Jacobs, Agatha Jenny, & Jose Ruiz.


**VII. Miscellaneous and Open Forum**

The attending residents brought up a variety of topics, discussing subjects such as Budget of the Social Committee, Lack of shade for bench at tot lot also, the absence of shade at shallow end of the Carmel pool, poor condition of the gym, back gate has no arm, and a resident expressed concerns over documents given during a records request.

Alan Fuhrman announced his resignation from the ACC committee.

**VIII. Adjournment – MOTION:** Motion made by Doreen Levy to adjourn the meeting at 9:14pm, seconded by Maureen. All in favor 5-0

Respectfully Submitted,  
Tara Flynn, LCAM.  
Davenport Property Management

Approved:  Date: 8/22/24  
Doreen Levy, Board President