



Helpful Information

Official Grand Isles Website
www.grandisleshoa.org

Property Manager
 Tara Flynn
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Assistant to Property Manager
 Francisca Andrews
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Office: 561-333-5253

Davenport Property Management
 561-642-5080
davenportpro.net

Gatehouse to Add Guests
 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!

Our Board of Directors meeting was held on October 24th, 2024, and was called to order by President Doreen Levy at 7:00 PM. With three out of five board members present, we had a quorum. Unfortunately, Alan Furhman and Jose Ruiz were not in attendance. Alan submitted a letter of resignation at 3:58 PM on October 24, 2024, as he was unable to attend the board meeting and recognized this would be his third consecutive absence.

Meeting Highlights:

- Approval of Minutes & Financial Updates:
 - Doreen motioned to waive the reading of the September meeting minutes, seconded by Andrew Plevin, and the motion passed.
 - Accounts receivable were reviewed, with several homeowners sent to our attorney for outstanding dues. A reminder that our Annual Meeting will be held on December 10, 2024.
- Old Business:
 - A reminder that our Annual Meeting will be held on December 10, 2024.
- New Business:
 - ACC Committee Members:
 - The Board announced the current Architectural Control Committee (ACC) members: Alice Newhouse, Kimberly and Sean Reyka, James White, Lawrence and Iretha William Pinto, and Juliana Poyer. For clarity, members of the same household can cast only one vote.
 - ACC Applications Update:
 - The Board reviewed and approved changes to the ACC applications, which Secretary Maureen Walsh read in detail. Doreen motioned for approval, seconded by Andrew, and the motion passed.
 - **Holiday Party Volunteers Needed:** We are seeking volunteers for our holiday party to assist in various roles, including:
 - Volunteers are needed to assist at the table to distribute free meal tickets to homeowners in good standing. As a reminder, HOA monthly assessments are due on the 1st of each month. To ensure eligibility for meal coupons at the holiday event on December 14th, please make sure that December dues are posted in advance of the event date.
 - Transporting cases of soda and water from a local warehouse. Volunteers with a truck or minivan would be ideal. Since Board Members are unable to use personal credit cards for these purchases, volunteers will need to buy the drinks and submit an invoice for reimbursement.
 - Helping with the beverage station setup and obtaining ice on the day of the event.

New Business Continued

Fining Process & Violation Notices:

The Property Manager and Board discussed the fining process in detail. Homeowners receive two written notices before violations are submitted to the Fining Committee. While notices are currently sent via US mail, Davenport's new Vantaca software will soon allow homeowners to log in to view violation notices, account status, and much more.

- Tot Lot Vandalism: Due to recent vandalism at the tot lot, the Board voted to press charges against the homeowner. Since the meeting, the association's counsel has stepped in to manage this issue and will advise the Board accordingly.

Election Notice:

- By now, all homeowners should have received the initial letter advising of the Annual meeting with a letter of intent for those seeking to be part of the board.

Violations:

- Several more violations were read of the list of homes that have received written violation notices and have not yet cured or responded. All homes were approved to be sent to the Fining Committee .

Community Event Updates

Holiday Party Plans:

- Just a reminder of our upcoming holiday party on Saturday, December 14th, from 4-8 PM. We will have tables and chairs delivered and set up on Saturday morning and will be picked up on Sunday. The Clubhouse parking lot will be closed at 8 AM on Saturday, December 14th, for setup.
- Thanks to the Social Committee, we will have children's entertainment from 4-7 PM, food trucks from 4-8 PM, and an adult dance in the Clubhouse from 8-11 PM. Food trucks will include Best Pizza Heaven, G's Hibachi, and now, SweetLipz, which offers cupcakes, cake slices, and other home-baked treats. Due to a unilateral obligation placed on Grand Isles, SweetCravingsNY has been replaced. We are finalizing contracts with vendors to ensure everything is ready for a fantastic event.
- Holiday Lighting Contest: We sought volunteers for the Holiday Lighting Contest, and Juliana Poyer, Kimberly Reyka, and Ginger Barao volunteered for this festive event. We hope to judge the contest before the holiday party, with more details to follow.

**The Clubhouse and Gym will be closed on Tuesday, December 17th for a professional cleaning of the clubhouse flooring and chairs. We will send out a mass notification as a reminder the day before the scheduled cleaning.

Concluding Business

Open Forum

- During the open forum, there was significant discussion about the accuracy of notice receipt via US mail. The Board will continue to review options to improve communication.
- Procedural Meeting Update: The Board held a procedural meeting on Friday, November 1st, to approve the Resolution Setting Director Seating and Election Procedures. This resolution is now available on our website for your reference.

The meeting was adjourned by Doreen Levy at 9:17 PM.

Thank you to everyone who attended.

Doreen Levy, President on behalf of GIHOA