



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

October 24, 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, Maureen Walsh – Secretary

Absent - Alan Fuhrman- Director, Jose Ruiz- Treasurer

Management In Attendance: Tara Flynn, LCAM

The Board has received a resignation letter from Alan Fuhrman.

- I. **Call to Order:** Meeting called to order at 7:00 PM by Doreen Levy.
- II. **Determination of Quorum:** Quorum present; 3 of 5 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 September meeting minutes. Seconded by Andrew Plevin, all in favor 3-0.
- IV. **Treasurers Report:** The September financials were reviewed by Maureen Walsh, followed by Doreen Levy, who reviewed the AR report.
- V. **Old Business**
 - a. Annual Meeting will be held on December 10, 2024 – The First Notice of Annual Meeting and Budget Notice was mailed out on October 23rd, along with the Intent to Run form. There are two open seats available.
- VI. **New Business**
 - a. Announcement of ACC Committee Members – The members of the ACC Committee are Alice Newhouse, William Pinto, Kimberly Reyka, Sean Reyka, James White, Larry (Andy) Millar, Iretha Millar, and Juliana Poyer.
 - b. Review/Approve proposed changes to ACC Application for Modification and Architectural and Landscaping Community Standards - Maureen reviewed the proposed changes to the ACC Application for Modification and the Architectural and Landscaping Community Standards. **MOTION:** Doreen Levy made a motion to approve the changes to the application, seconded by Andrew Plevin. All in favor, 3-0.

- c. Volunteers needed for the Holiday Party (Distributing complimentary meal coupons and assisting with beverage station setup) - The Holiday Party is scheduled for December 14th. Volunteers are needed to distribute complimentary meal coupons and set up the beverage stations. The Board aims to have one volunteer from each subdivision. If you're interested, please email the office.
- d. Volunteers needed to judge the 4th Annual Holiday Lighting Contest - Three volunteers are needed to judge the Annual Holiday Lighting Contest. Awards will be given for first and second place in both regular lights and inflatable decorations. Kim Reyka, Juliana Poyer, and Ginger Barao have stepped forward to volunteer.
- e. Discuss Fining Procedure - The fining procedure was discussed, outlining that a first letter is sent out initially. After the allowed time has passed, a second inspection will occur. If the violation remains unresolved, a second notice will be issued. If the issue is still not addressed, the Board will vote to levy a fine. The owner will receive a 14-day notice (sent certified) to appear at the fining committee meeting.
- f. Discuss vandalism at the tot lot and vote on the Board's decision to press chargers - The tot lot was recently vandalized by children, one of whom has been identified as living within the community. The officer has inquired whether the association would like to press charges. If the cost to repair or replace the playground equipment exceeds \$1,000, it could result in a felony charge. After discussion between the Board and the residents in attendance, the Board has decided it is best to press charges. Additionally, a letter will be sent to the parents.

VII. Violation Review for Fining Committee

Andrew Plevin reviewed the list of homes for the Fining Committee.

MOTION: Motion made by Doreen Levy and seconded by Maureen Walsh to levy a fine of \$25 per day, capped at \$1,000 on the following homes – all in favor 3-0

- 3725 Miramontes – Roof & Sidewalk
- 3548 Moon Bay Circle – Roof

VIII. Miscellaneous and Open Forum – Various topics were discussed among the residents in attendance, including violation letters, leasing more than once within a 12-month period, the booting of vehicles parked on the street, and issues with the barcode reader and barcodes not functioning properly. However, none of these topics required a vote from the Board.

IX. Adjournment – MOTION: Motion made by Doreen Levy to adjourn the meeting at 9:17pm, seconded by Andrew Plevin. All in favor 3-0

Respectfully Submitted,
Tara Flynn, LCAM.
Davenport Property Management

Approved: _____


Doreen Levy, Board President

Date: _____

