



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

## **BOARD MEETING MINUTES**

September 19, 2024, at 7:00pm

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

**Board Members in Attendance:** Doreen Levy- President, Jose Ruiz- Treasurer, Maureen Walsh – Secretary

**Absent** - Alan Fuhrman- Director, Andrew Plevin – Vice President

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

- I. **Call to Order:** Meeting called to order at 7:03PM 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 August meeting minutes. Seconded by Jose Ruiz, all in favor 3-0.
- IV. **Treasurers Report:** The August financials were reviewed by Jose Ruiz, followed by Doreen, who reviewed the AR report.
- V. **Old Business**
  - a. Discuss Updates on Irrigation – The controller for pump 1 has been replaced and is now fully operational. The line break behind 3724 Miramontes has been completely repaired and tested. Work is still ongoing for pump 3, GreenCare is currently digging beneath the sidewalk to try locating the break.
- VI. **New Business**
  - a. Resignation of ACC Committee Member – The association received a resignation letter from Maureen Walsh, resigning from the ACC committee. However, she will continue to serve as the ACC liaison to the Board.
  - b. Appointment of New ACC Committee Member –**MOTION:** Doreen made a motion to appoint Sean Reyka, James White and Juliana Poyer to the ACC Committee with the understanding that two people from the same household will count as 1 vote, seconded by Maureen, all in favor 3-0

- c. Appointment of New Fining Committee Member - **MOTION:** Doreen made a motion to appoint Sean Reyka to the Fining Committee with the understanding that two people from the same household will count as 1 vote, seconded by Maureen, all in favor 3-0
- d. Approval/Signage of Kona Ice check for Trunk-Or-Treat Event – **MOTION:** Doreen made a motion to approve the check for Kona Ice in the amount of \$481.50 to cover the cost of providing Kona Ice to children at the Trunk-or-Treat event. Seconded by Jose, all in favor 3-0
- e. Discuss Updated ACC Application for Modifications – The ACC committee is currently updating the community standards and ACC application to align with recent changes in Florida legislation.
- f. Discuss Holiday Party – December 14<sup>th</sup> - The annual holiday party is set for December 14th. Doreen is finalizing the food truck arrangements and considering an adult dance after the party.
- g. Discuss Nuisance activity by kids – Kids have been seen climbing and sitting on top of the monument signs. Doreen asked residents to discuss this with their children, as it's unsafe. The association aims to prevent injury and liability.
- h. Discuss upcoming Board election – The Board is in touch with the attorney to ensure the correct seats are open for the annual meeting.

**VII. Violation Review for Fining Committee**

Maureen reviewed the list of homes for the Fining Committee.

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

- 11302 Edgewater Cir – Roof
- 11144 Winding Pearl – Roof
- 11155 Narragansett Bay – Weed Driveway
- 3766 Old Lighthouse – Roof
- 11472 Beacon Pointe – Roof
- 3958 Whale Boat – Roof
- 3748 Pelican Bay – Driveway/Sidewalk, Roof
- 3608 Miramontes Cir – Driveway/Sidewalk
- 3717 Miramontes Cir – Clutter/Debris, Roof
- 3844 Miramontes - Driveway/Sidewalk
- 3784 Miramontes – Trim trees
- 3816 Miramontes – Weeds in driveway, Driveway/sidewalk
- 3817 Miramontes – Weeds in driveway

**VIII. Miscellaneous and Open Forum** – Miscellaneous topics discussed amongst residents in attendance and on zoom, but nothing that required the Board to make a decision or vote upon.

**IX. Adjournment** – **MOTION:** Motion made by Doreen Levy to adjourn the meeting at 8:18pm, seconded by Jose. All in favor 3-0

Respectfully Submitted,  
Tara Flynn, LCAM.  
Davenport Property Management

Approved: \_\_\_\_\_

  
Doreen Levy, Board President

Date: \_\_\_\_\_

