



Helpful Information

Official Grand Isles Website
www.grandisleshoa.org

Property Manager
 Jorge Toro
jtoro@grsmgt.com

Assistant to Property Manager
 TBD

GRS Community Management
 3900 Woodlake Blvd., Ste. 309, Lake Worth, FL 33463
 Main Phone Number: (561) 641-8554

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



Winter in South Florida

While much of the country is bundling up, South Florida is in its prime! January brings some of the coolest and lowest humidity weather of the year! Perfect for beach days, outdoor festivals, and exploring the Everglades without the summer heat. Take advantage of our 'winter' and enjoy all that our beautiful state has to offer!

Hello, Grand Isles Residents!

Board of Directors Meeting Highlights

The January 23, 2025, Board of Directors Meeting was called to order by President Doreen Levy at 7:02 PM, with four out of five board members present. Andrew Plevin arrived at 7:30 PM, establishing a full board quorum.

Financial Review

- The December financials were unavailable due to delays from the previous management company, Davenport. The community was informed of the delay.
- Maureen Walsh addressed homeowner questions regarding the association's bank balance and explained that while November financials were available, detailed financials would be provided once December reports were received.

Introduction of New Property Manager & Regional Director

We are pleased to welcome Jorge Toro as our new Property Manager and Wesley Sippel as our Regional Director from GRS Community Management.

*** Meet & Greet Event ***

Join us for a Meet & Greet with Jorge Toro and Wesley Sippel on Wednesday, February 5th, from 6:00 PM - 7:30 PM at the Clubhouse (11585 Lake Isles Drive). Enjoy cookies and refreshments while getting to know the team that will be supporting our community!

Manager's Report - Community Maintenance & Improvements

- ✔ Irrigation Repairs

 - Greencare completed sprinkler repairs on the Lake Worth median and at Carmel's rear entrance.
 - Two irrigation main lines were repaired near the rear entrance of Carmel, and removed landscaping will be replaced with Clusia.
- ✔ Hardwood Tree Trimming

 - A quote was obtained for annual hardwood tree trimming, and a second estimate is being scheduled for comparison.
- ✔ Lake Fountains & Pool Equipment

 - The lake fountains, which stopped working due to a tripped breaker, were repaired and were fully operational. The back fountain stopped working and our vendor has been notified.
 - New pool deck furniture was delivered and installed at the Clubhouse and Carmel pools.
 - Estimates are being gathered to replace two pool heaters at the Clubhouse pool.
- ✔ Safety & Security Enhancements

 - Fire extinguishers at the Clubhouse and Carmel pool were inspected.
 - The Clubhouse fire alarm system is scheduled for inspection.
 - United K9 addressed gate access protocol issues, removing a security guard who failed to follow procedures and ensuring full compliance going forward.

BOD Mtg Highlights Continued

✔ Traffic & Parking Enforcement

Residents, please stop allowing visitors in for Polo Park pickup. This is a high-priority safety issue. The Board is taking the following actions to address the parking issues near the rear gate during Polo Park Middle School dismissal.

Actions include:

Installing “No Parking/Standing” signs

Hiring private detail PBSO to issue citations

Monitoring of the cameras and Visitor gate entry logs to track unauthorized entry.

Community Parking Violations & Fines:

Parking over sidewalks, on grass, in medians, or any personal commercial vehicles on the street at any time will result in violations and potential fines.

✔ New Flag Installation

A new U.S. flag has been ordered for the main entrance and will be replaced annually.

✔ Rear Exit Gate Security Enhancement

An estimate was obtained to install an exit arm at the rear gate to prevent unauthorized vehicle entry.

✔ Fitness Center Equipment Repairs

Two treadmills need to be fully inspected as replacement parts are no longer available and they are in need of replacement.

Maureen Walsh will explore options with another gym equipment vendor for replacements.

✔ Landscaping & Maintenance at Carmel Pool Deck

The Board acknowledged concerns about landscaping cleanup and the non-operational pool heater at Carmel and assured residents these issues are being prioritized.

The board appreciates the acknowledgement and thanks given for the new pool furniture that was delivered to the Carmel pool earlier this month.

Community Updates

✦ 2025 Budget Approval

The Board approved the amended 2025 budget during the meeting.

✦ Architectural Control Committee (ACC) Reorganization

Kimberly Reyka was appointed as the new ACC Liaison to the Board.

Maureen Walsh was appointed as the new ACC Chairperson.

New ACC Members: Ginger Barao-Lew & Nicole Nissing were approved.

✦ Fining Committee Expansion

The committee has expanded from three to five members for more efficient enforcement.

New Fining Committee Members: Ginger Barao-Lew & Nicole Nissing were added.

✦ Social Committee Update

New Social Committee Member: Maggie Finamore was welcomed to the team!

Office Hours & Staffing Update

We are pleased to announce that Jorge Toro is now available to assist residents as our new Property Manager at the Grand Isles Clubhouse (11585 Lake Isles Drive).

📅 Office Hours:

Monday – Friday, 8:00 AM – 5:00 PM

(Closed for lunch from 12:00 PM – 1:00 PM)

📍 GRS Community Management

☎ Main Phone Number: (561) 641-8554

We appreciate your patience as GRS completes the transition. By now, all residents should have received their introductory letter, which includes payment methods for January and February. If you have not received this letter, along with the pre-addressed envelope for GRS payments, please contact our Property Manager immediately.

Concluding Business

Meeting Adjournment

The meeting was adjourned at 9:10 PM.

We appreciate your engagement and commitment to making Grand Isles a thriving community. We look forward to seeing you at the Meet & Greet on February 5th and thank you for your patience during this transition.

Your Grand Isles HOA Board of Directors