



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

November 21, 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, Jose Ruiz- Treasurer

Management In Attendance: Tara Flynn, LCAM

- I. **Call to Order:** Meeting called to order at 7:00 PM by Doreen Levy.
- II. **Determination of Quorum:** Quorum present; 4 of 4 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 October meeting minutes. Seconded by Andrew Plevin, all in favor 4-0.
- IV. **Treasurers Report:** The September financials were reviewed by Jose Ruiz, followed by Doreen Levy, who reviewed the AR report.
- V. **Old Business**
 - a. Discuss Community Holiday Party on 12/14/24 – Two food trucks (G’s Hibachi and Pizza Heaven) and a dessert truck (Sweet Lipz) have been secured for the holiday party, along with a DJ and artist for children's face painting and glitter tattoos. Donation boxes will be available for Little Smiles Toy Drive, where you can donate a new, unwrapped gift. The holiday party will take place from 4 PM to 8 PM, followed by an adult dance from 8 PM to 11 PM. Residents must be current on their dues by the 13th to receive food tickets.
- VI. **New Business**
 - a. Discuss Changes to Evening Rovers Effective 12/1/24 – Effective December 1st, United K9 will assume evening rover duties and will begin enforcing parking regulations. Vehicles parked the wrong way, on the grass, blocking the sidewalk, on the median, in front of a fire hydrant, commercial vehicles on the street, or any vehicle parked on the street after 10 PM will first receive a warning sticker. If the vehicle is found in violation again, it will be booted. The Board also discussed how to notify the security company if you're hosting a party, but as no agreement was reached, the discussion was tabled until a new solution is proposed.

- b. Discuss 2025 Proposed Budget- The proposed 2025 budget was discussed, which includes a \$10 increase in master dues and a \$5 increase for Carmel.
- c. **Violation Review for Fining Committee**
Maureen Walsh reviewed the list of homes for the Fining Committee.
MOTION: Motion made by Doreen Levy and seconded by Andrew Pelvin to levy a fine of \$25 per day, capped at \$1,000 on the following homes – all in favor 4-0
- 11705 Bay Breeze Ct – Weeds on Driveway
 - 3711 Pelican Bay Ct – Dirty Roof
 - 3548 Moon Bay Circle – Dirty Sidewalk
- d. **Miscellaneous and Open Forum** – Several topics were discussed by the residents in attendance, including concerns about parking enforcement, questions regarding budget items, and how to fill out proxies. However, none of these topics required a vote by the Board.
- e. **Adjournment – MOTION:** Motion made by Doreen Levy to adjourn the meeting at 8:36pm, seconded by Andrew Plevin. All in favor 4-0

Respectfully Submitted,
Tara Flynn, LCAM.
Davenport Property Management

Approved: *Doreen Levy*
Doreen Levy, Board President

Date: 12/22/24