



Helpful Information

**Official Grand Isles Website**  
[www.grandisleshoa.org](http://www.grandisleshoa.org)

**Property Manager**  
Jorge Toro  
[jtoro@grsmgt.com](mailto:jtoro@grsmgt.com)  
561-344-4123

**Administrative Staff**  
Shayda Ebrahimi  
[grandislespm@gmail.com](mailto:grandislespm@gmail.com)  
561-333-5253

**OFFICE HOURS**  
Monday-Friday 8AM -5PM  
(Closed for lunch between 12-1)

**GRS Community Management**  
3900 Woodlake Blvd., Ste. 309, Lake Worth, FL 33463  
(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](http://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



☀️ March marks the peak of strawberry season in South Florida! Did you know that Plant City, just a few hours north, is known as the Winter Strawberry Capital of the World? If you're looking for fresh, juicy strawberries, now's the time to enjoy them—whether by visiting a local farm or grabbing a basket from your nearest market! 🍓

Hello, Grand Isles Residents!

Board of Directors Meeting Highlights

The February 27, 2025, Board of Directors Meeting was called to order at 7:01 PM, with all five board members present: Doreen Levy, Andrew Plevin, Maureen Walsh, Kimberly Reyka, and Louis Schilling, Approval of Minutes – The Board approved the January 2025 meeting minutes as submitted. Financial Report – Treasurer Maureen Walsh reviewed financials for December 2024 and January 2025.

Manager’s Report – Community Maintenance & Improvements

- ✅ Pool Heaters – The Carmel and clubhouse pool heaters have been serviced and repaired, with one clubhouse heater replaced.
- ✅ Carmel Pool Deck Doors – Doors modified to allow exit without a key for safety compliance.
- ✅ Rear Exit Gate Arm – An estimate was obtained to install an arm at the rear exit gate to prevent unauthorized entry.
- ✅ Carmel Lake Fountain – Not operational; Solitude Lake Management is investigating electrical issues.
- ✅ Fitness Center Treadmills – Two treadmills require replacement due to lack of repair parts; included in the Fitness Center Refresh Project.
- ✅ Carmel Pool Deck Landscaping – Cleanup and plant replacement needed; GreenCare provided an estimate, with a second quote in progress.
- ✅ Gate Guard Issues – United K9 is monitoring cameras to ensure proper procedures are followed. If issues persist, the Board may explore new service providers.
- ✅ Guardhouse Awning – Visitor entrance awning is damaged; replacement estimates are in progress.
- ✅ Kiddie Playground Mirror Replacement – Installation scheduled for March 1st. Damaged areas from prior paint removal will be repainted, with costs billed to the responsible homeowner.
- ✅ Carmel Irrigation Issues – GreenCare is actively addressing ongoing irrigation issues, with multiple work orders in progress.
- ✅ Maintenance Golf Cart – Scheduled for routine servicing on March 1st.
- ✅ Community Inspections – Focused on roof, driveway, and parking violations. Landscaping violations will be addressed after common area improvements are completed.

Old Business & Ongoing Community Discussions

- 🚗 Street/Overnight Parking – The Board discussed overnight parking enforcement:
  - The board proposed an alternate side parking system to ensure clear roads for emergency vehicles.
  - Concerns about booting/towing liability were raised, with suggestions to explore a fine-based violation system instead.
  - There was a suggestion of implementing \$20-\$25 fines per violation, pending review of Florida HOA statutes.
  - Andrew Plevin proposed seeking legal advice before implementing a fining process.

## BOD Mtg Highlights Continued

### 📍 Polo Park Middle School Dismissal Issue –

To address illegal parent parking at the rear exit gate during school dismissal:

- Traffic delineator post cones will be installed to block part of the road, eliminating parallel parking.
- HOA Attorney and PBSO approved this approach as the best immediate solution.
- Additional "No Parking, Stopping or Standing" signs will be installed.

### New Business & Community Enhancements

🌱 Turf Treatment Program – Richard from Greentech presented a common area turf care plan focusing on:

- Weed control & proper fertilization.
- Possible Sugar Cane Mosaic Virus in affected areas.
- Addressing severely infested areas where turf replacement may be required.



### 📦 Community Garage Sale

**Sunday, March 30, 2025**

**🕒 8:00 AM – 1:00 PM**

**(Set-up: 7:00 AM – 7:45 AM)**

Location: Outside the Back Gate near Carmel

♦ **FREE** spaces for Grand Isles residents – Register in advance!

♦ Vendors must check in by 7:00 AM for space assignments.

♦ No vehicle access to selling area between 7:30 AM – 1:00 PM.

🌟 Arthur & Roberta Jacobs will be managing the event for the last time this year.

🌟 More details will be sent via the blast communication system.

💡 **Interested in signing up? Please see the attached flyer for registration details.**

## Community Updates

🌟 New Administrative Specialist – Shayda Ebrahimi was introduced as the new part-time Administrative Specialist assisting Property Manager Jorge Toro in the HOA office.

🌟 Fining Committee Expansion – The Board expanded the Fining Committee from 3 to 5 members and approved Carol Okin as the 5th member.

🌟 Reserve Fund Investments – The Board approved moving reserve funds into interest-bearing accounts while ensuring FDIC protection.

🌟 ACC Guidelines Update – Artificial Turf – The Board updated artificial turf guidelines to allow turf in:

- Backyards within the "shadow" of the home (not visible from the street).
- Side yards, if covered by hedges or fencing to remain hidden from street view.

🌟 Fitness Center Refresh Project –

- Outdated equipment will be replaced, with a new layout to maximize space.
- Gym windows/doors may be frosted to maintain privacy for clubhouse events.
- The project is fully funded through reserves.

🌟 Kiddie Playground Bench Shade – The Board agreed to research options for an awning over the playground bench.

🌟 Lake Bank Security Concerns – A resident reported an unauthorized individual walking along the lake bank, raising safety concerns. Residents are urged to stay vigilant and report suspicious activity.

## Concluding Business

Meeting Adjournment

The meeting was adjourned at 9:14 PM

Thank you for being part of the Grand Isles community!

Stay connected and informed by visiting [grandisleshoa.org](http://grandisleshoa.org).

Your Grand Isles HOA Board of Directors



Garage Sale Is Back!!  
Sunday March 30th 2025  
8:00AM-1:00PM

Set Up Between 7:00AM-7:45PM

Free Space(s) for Grand Isles Residents

The Garage Sale will take place Outside the Back Gate near our community's CARMEL section. Report to the check-in outside the back gate between 6:00AM and 7:00AM for your space assignment. All vendors must have their vehicle(s) off the selling area by 7:30AM, no later, Selling will continue until 1:00PM and ONLY THEN can you begin to pack-up.

NO VEHICLES CAN ENTER THE SELLING AREA BETWEEN 7:30AM-1:00PM

Pack-Up will begin at 1:00PM with your space left clean like you found it.

If rain becomes a factor, then the decision to move forward will be determined by the coordinators of the event with sellers' input considered.

FURTHER DETAILS WILL BE E-MAILED TO ALL SIGNED-UP SELLERS PRIOR TO EVENT

To apply please read & sign both pages

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

# 2025 Grand Isles Garage Sale

Sunday, March 30th 2025 8:00AM-1:00PM

**\*PLEASE PRINT\***

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone #: \_\_\_\_\_

E-Mail: \_\_\_\_\_

Space Needed: 10 Foot \_\_\_\_ 20 Foot \_\_\_\_

Please use footage you need!!

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## General Release

The undersigned does forever discharge, release and hold harmless the Grand Isles HOA and all other agents of and all manner of actions, suits, damages of claims whatsoever arising or supervision of the Grand Isles HOA 2025 Garage Sales Committee and hereby consents to the enforcement of all rules of the Sales as set out in the letter of instruction(s) to be e-mailed to accepted resident sellers.

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

Please drop off, mail or e-mail completed application to:

Grand Isles Clubhouse HOA Office

11585 Lake Isles Drive, Wellington FL 33414

[jtoro@grsmgt.com](mailto:jtoro@grsmgt.com)