



Helpful Information

Official Grand Isles Website
www.grandisleshoa.org

Property Manager
 Jorge Toro
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 561-344-4123

Administrative Staff
 Shayda Ebrahimi
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 561-333-5253

OFFICE HOURS
 Monday-Friday 8AM -5PM

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

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



In Florida, June is the start of the wet season. Residents should expect daily afternoon thunderstorms. June also marks the official start of the Atlantic hurricane season.

Hello, Grand Isles Residents!

Board of Directors Meeting Highlights

The Board of Directors meeting was called to order on May 22, 2025 at 7:01 PM, with a quorum present. Board members in attendance: Kimberly Reyka, Doreen Levy, Louis Schilling, Andrew Plevin and Maureen Walsh. Jorge Toro was also present.

Board Comment:

Doreen granted Andrew Plevin the floor to make an announcement. Andrew announced that he would be resigning from the Board of Directors at the end of the meeting to focus more on his family. He thanked the community and specifically acknowledged Doreen for her leadership as Board President and Doug Stark for his support and accomplishments. Andrew then moved to honor Doug Stark with a certificate plaque for his service, which was seconded by Maureen Walsh and approved unanimously.

Approval of Previous Meeting Minutes

Doreen moved to waive the reading of the April 2025 meeting minutes, seconded by Maureen Walsh. The motion passed unanimously, and the April 2025 meeting minutes were approved as submitted.

Financial Report

Treasurer Maureen Walsh provided an overview of the April 2025 financials. For more information, please reach out to Jorge Toro.

Manager's Report - Community Maintenance & Improvements

- Pressure Cleaning: All sidewalks, concrete surfaces, playground, and the flagpole area have been cleaned.
- Carmel Pool Landscaping: Project delayed; work begins May 23, expected to finish by early June.
- Storm Cleanup: Debris from the May 5 storm has been cleared, including areas near Sausalito and the main entrance.
- Playground & Guardhouse Upgrades:
 - Playground canopy delivery expected mid-June.
 - Guardhouse awnings ordered, with installation scheduled for June 27.
- Tree Replacement: Seven dead trees removed; board is selecting replacements from Village-approved list.
- Rear Gate Signage: FDOT-compliant "No Parking/Standing/Stopping" signs installed; enforceable by PBSO.
- Trip Hazards: All sidewalk trip hazards corrected by Florida Sidewalk Solutions.
- Storm Drain Cleaning: PCI Stormwater Solutions will clean 83 drains; schedule pending.
- Irrigation & Gutter Repairs:
 - Pump #1 enclosure ordered; installation expected next week.
 - Clubhouse gutters scheduled for repair by May 24.
- Rear Gate Security: Delineators installed, stopping illegal exit-lane entry.
- Traffic Solutions: Board is working toward a permanent rear gate traffic fix by the start of the next school year

Grand Isles Old Business

Community Updates

Architectural & Fining Committee Member Updates

- Alice Newhouse officially resigned from the Architectural Control Committee (ACC) and the Fining Committee.
- As of May 19, 2025, Ginger Barao-Lew is now serving on the Architectural Control Committee (ACC), and Nicole Nissing has joined the Fining Committee.
- Maureen announced that any resident interested in joining a committee is welcome to participate and should contact Jorge for more information on how to get involved.

Gate Access Upgrade Discussion

- The Board discussed ways to improve guest and vendor processing at the front gate, highlighting QR code access passes as a promising and cost-effective solution. This system would integrate with current software, allowing homeowners to pre-authorize visitors for quicker entry.
- The Board agreed to further research the system, gather cost details, and share information with the community once available.

Landscaping Vendor Performance

- The Board addressed concerns about the current landscaping vendor's performance, noting slow response times—especially after the May 5th storm. While the Board has communicated these issues to the vendor, they may consider alternative options if there's no improvement.

RV & Boat Parking Violation Enforcement

- The Board discussed ongoing RV and boat parking violations and announced that regular patrols will begin to identify infractions. Residents were reminded that RVs and boats must not be visible from the street and are only allowed to park for up to one hour within a 24-hour period. The Board will research enforcement options based on community rules and Village of Wellington regulations.

Overnight Street Parking Discussion

- The Board continued discussing overnight street parking and noted that a recent community-wide survey received limited responses, likely due to outdated contact information. Efforts are underway to update records. The Board emphasized its commitment to gathering resident input before making decisions on overnight parking and related safety concerns.

Miscellaneous & Open Forum

- Doreen proposed a capital contribution fee for new homeowners starting in 2026, set at one quarter of regular assessments, to help fund reserves. The Board noted its benefits and concerns, highlighting its common use in Florida HOAs and the importance of the reserve study for planning. Andrew opposed the idea but stayed open to discussion. The proposal is preliminary and would need a community vote with full resident communication.

School's Out Summer Event

- We're happy to share that our Summer Event this past Saturday was a great success!
- A big thank you to the Social Committee for their amazing work in planning and organizing such a fun and memorable day.
- We hope everyone who attended had a great time and enjoyed the festivities.

Meeting Adjournment

Doreen moved to adjourn the meeting at 9:13 PM, seconded by Louis. The motion passed unanimously.

Thank you for being part of the Grand Isles community!

Stay connected and informed by visiting grandisleshoa.org.

Your Grand Isles HOA Board of Directors

School Dismissal Traffic Update:

- A message was sent to the principal and superintendent; the principal replied that she would inform parents but offered no further assistance, and the superintendent has not responded.

Carmel Town Hall

- Attendance at the second town hall was smaller than the first but it was still a positive and productive meeting.
- Some residents brought up concerns with the Carmel pool deck landscaping update and the ongoing irrigation issues.

Capital Contribution

What is a capital contribution in an HOA?

- A capital contribution is a one-time fee that a new homeowner pays to the HOA when they buy a home in the community. It's like a "welcome investment" to help the community stay in good shape
- The money goes into the HOA's reserve fund, which is being used for big future projects - like fixing roads, replacing roofs, or upgrading common areas - so everyone doesn't get hit with a surprise cost later.
- It helps keep the community well-maintained without raising monthly dues or charging special fees when something needs to be repaired or replaced.

Do capital contributions affect property values?

- Generally, capital contributions do not reduce property values - they often help maintain or even increase them. These one-time fees help fund the HOA's reserve account, which is used to maintain common areas, repair amenities, and keep the community looking good.
- By helping the HOA avoid financial shortfalls and sudden special assessments, capital contributions support the long-term value and appeal of the neighborhood, something that benefits all homeowners.