



GRAND ISLES BOARD OF DIRECTORS MEETING MINUTES

Date: May 22, 2025

Time: 7:00 PM

Location: Grand Isles Clubhouse

1. Call to Order

The meeting was called to order at 7:01 PM.

2. Roll Call

The following Board Members were present:

Doreen Levy

Kimberly Reyka

Maureen Walsh

Louis Schilling

Andrew Plevin

A quorum was established with 5 of 5 members present.

Also present:

- Jorge Toro, Property Manager, GRS Community Management

3. Board Comment Prior to Approval of Minutes

Before the approval of the previous meeting minutes, Doreen granted Andrew Plevin the floor to make an announcement.

Andrew informed the board and members present that he would be tendering his resignation from the Board of Directors at the conclusion of the meeting. He thanked the community, expressing that it had been an honor to serve. He shared that he needed to dedicate more time to his family and attend his children's events.

- Andrew extended a special thank you to Doreen for stepping in as Board President during a time of need, and to Doug Stark for his support and leadership when Andrew first joined the board. He also highlighted Doug Stark's accomplishments and hard work as president.
- In closing, Andrew made a motion to honor Doug Stark with a certificate plaque in recognition of his service to the community.

Motion: Andrew Plevin

Second: Maureen Walsh

All in favor – motion passed.

4. Approval of Previous Meeting Minutes

A motion was made by Doreen to waive the reading of the April 2025 meeting minutes.

Second: Maureen Walsh

All in favor – motion passed.

The minutes from the April 2025 Board Meeting were approved as submitted.

5. Financial Report

Maureen Walsh presented the financial report for April 2025 with the following highlights:

Assets

- **Cash – Operating: \$298,799.11**
- **Cash – Reserves: \$982,127.54**
- **Accounts Receivable: \$60,460.84**
- **Total Other Assets: \$95,793.84**
- **Total Assets: \$1,437,181.33**

Liabilities & Equity

- **Total Current Liabilities: \$279,069.96**
- **Total Reserves: \$982,127.54**
- **Total Operating Surplus: \$176,025.83**
- **Total Liabilities & Equity: \$1,437,223.33**

6. Manager's Request

- **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.

7. Old Business

The board discussed the ongoing traffic issues during dismissal at Polo Park Middle School. It was noted that a message was sent to both the school principal and the superintendent. The principal responded, stating she would email parents regarding our concerns, but did not offer further support. We have not received a response from the superintendent.

The board also reviewed the recent Carmel Town Hall Meeting. While attendance was smaller than the first, it was still a positive and productive meeting. Residents had the opportunity to ask specific questions and voice concerns. Topics included the Carmel pool deck landscaping update and the ongoing irrigation system issues, which remain a top concern for residents.

8. Fines & Violations

A total of 9 properties were eligible for fining due to uncured violations.

Doreen made a motion to fine all eligible properties the maximum amount allowed by Florida Statute.

Seconded by: Kim Reyka

All in favor – motion passed.

9. New Business

Architectural & Fining Committee Member Updates

Alice Newhouse has officially resigned from the Architectural Control Committee (ACC) and the Fining Committee. The Board of Directors extends its sincere thanks to Alice for her time, dedication, and valuable contributions to the community.

As of May 19, 2025, Ginger Barao-Lew is now active on the Architectural Control Committee (ACC) and Nicole Nissing has joined the Fining Committee.

Maureen also announced that any resident interested in serving on a committee is welcome to join. Those interested can contact Jorge for more information and details on how to get involved.

Gate Access Upgrade Discussion

The Board discussed several ideas to improve guest and vendor processing times at the front gate. One promising and cost-effective option is implementing QR code access passes. This system would integrate with our existing gate software and allow homeowners to pre-authorize guests and vendors by issuing QR codes.

Upon arrival, the gate guard would scan the QR code, granting access without delays—significantly reducing wait times during peak hours.

The Board agreed to further research the system, gather cost details, and share information with the community once available.

Landscaping Vendor Performance

The Board discussed concerns regarding the performance of our current landscaping vendor. Recently, response times, particularly following the May 5th storm, have not met expectations. The Board has addressed these issues directly with the vendor but may begin exploring alternative options if performance does not improve.

We will keep the community informed as more details become available.

RV & Boat Parking Violation Enforcement

The Board discussed the issue of RV and boat parking violations. We will begin regular patrols throughout the community to identify violations. As a reminder, RVs and boats must be stored in a manner that they are not visible from the street, in accordance with community and Village rules.

A resident at the meeting also noted that the community rules state RVs and boats are only permitted to be parked for up to one hour within a 24-hour period. The Board committed to researching and exploring enforcement options under both the community governing documents and Village of Wellington regulations.

Overnight Street Parking Discussion

The Board continued its discussion on overnight street parking. A community-wide survey was recently sent to gather resident feedback and better understand the community's thoughts and concerns. Unfortunately, participation was limited and did not provide enough data to assess overall sentiment.

We believe this may be due to outdated contact information and are actively working to update our records. The Board wants to ensure that homeowners have a voice in decisions that impact the community, especially when it comes to overnight parking and other safety-related issues. We are committed to embracing input from residents before making any parking resolutions.

10. Miscellaneous & Open Forum

Doreen introduced the idea of implementing a capital contribution for new homeowners beginning in 2026. This one-time fee—equal to one quarter of the regular assessments—would go toward funding reserves. The potential benefits were discussed, along with some concerns.

It was noted that capital contribution fees in Florida HOAs are quite common, especially for new homeowners or those purchasing within an HOA. These fees are often used to fund the association's reserve fund, which helps cover future maintenance, repairs, and replacements of common areas.

It was also mentioned that it is very important for the community to use the reserve study report as a guide to better understand the funding requirements for all upcoming capital improvement projects. The reserve study provides a roadmap for responsible financial planning and long-term sustainability.

This conversation is still preliminary and would require a membership vote to be adopted. Andrew noted he was not in favor of the proposal but remained open to further discussion. The Board agreed that the community would be fully informed about upcoming financial needs and how a capital contribution could help avoid future special assessments or loans.

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 used for big future projects—like fixing roads, replacing roofs, or upgrading common areas—so everyone doesn't get hit with surprise costs 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.

Doreen made a motion to adjourn the meeting at 9:13 PM.

Louis seconded the motion. All were in favor.

Minutes respectfully submitted by Jorge Toro, GRS Management.