



## **Grand Isles Board of Directors Meeting Minutes**

**Date:** June 26, 2025

**Time:** 7:00 PM

**Location:** Clubhouse

**Called to Order:** 7PM

### **I. Call Meeting To Order & Determination Of Quorum**

The meeting was called to order by Doreen at 7:00PM. Quorum was confirmed with four board members present. Doreen Levy, Kimberly Reyka, Maureen Walsh and Louis Schilling

### **II. Approval of Minutes**

Doreen made motion to waive the reading of the May 2025 meeting minutes. The motion was seconded by Louis Schilling and approved unanimously.

### **III. Financial Report**

Presented by Maureen Walsh:

- Total Operating Cash: \$275,432.95
- Total Cash Reserves: \$977,863.57
- Total Account Receivables: \$52,519.56
- Total Other Assets: \$85,151.90
- Total Assets: \$1,390,967.98
- Total Current Liabilities: \$199,948.75
- Total Reserves \$977,863.57
- Total Operating Surplus \$213,155.66
- Total Liabilities & Equity \$1,390,967.98

Louis asked for confirmation of the amount of cash that was available for the road resurfacing project. Maureen confirmed that the \$977,863.57 in reserves is available for the road project.

#### IV. Manager's Report (Presented by Jorge Toro)

- **Landscaping:** Carmel P Deck refresh completed.
- **Playground:** New canopy delivered, installation scheduled for next week.
- **Pet Waste Stations:** Inspection of 12 stations scheduled for next week; repairs will follow.
- **Guardhouse:** Awning replaced; gate arm replaced due to wear and tear.
- **Gate System:** Exploring QR code upgrade for guest/vendor entry.
- **Stormwater:** PCI Stormwater Solutions to clean community drains starting July 10.
- **Architectural Application:** Conversion to fillable PDF underway.
- **Sod Replacement:** Estimates being reviewed for east entrance sod replacement.

#### V. Old Business

- **Traffic & Parking Issues:** Discussion on improving signage and enforcement around school traffic zones and community streets.
- **Village Property Use:** Concerns raised about school district installing infrastructure on HOA property without coordination.
- **Roundabout Construction:** Village of Wellington to construct roundabout at 120th and Lake Worth Rd. Board discussed need for mitigation of construction impacts.

#### VI. New Business

- **ACC Appointment:**
  - James White resigned from ACC to join the Board.
  - Motion made by Doreen to appoint James as Board Director, second by Louis. All in favor.
  - Kylee Plevin appointed to ACC to fill James vacancy. Kimberly made motion and it was second by Maureen. All in favor
- **Community Survey:**
  - It was mentioned that after updating roster e-mail and phone number total of 22 homes still lack updated contact information.
  - A survey on parking rules and other items to be sent out to the community soon.
- **School Zone Cameras:**
  - Board discussed upcoming school zone speeding cameras by Village of Wellington.
  - Cameras will begin issuing citations starting next school year.

- **Fining Violations:**

- Six properties approved for fines due to repeated violations.  
4 Parking Violations & 2 Landscaping
- Motion made by Doreen to fine up to \$25/day per violation (maximum \$1,000); seconded by Louis and approved by all.

- **QR Code Access System:**

- Proposal reviewed to streamline guest entry with QR codes.
- Board discussed lower-cost implementation using Wi-Fi-enabled or cellular tablets.
- Motion made by Louis to proceed with QR Code gate access proposal from ABDI at a cost of \$900.00 not including hardware. Second my Doreen, approved by all.

## **VII. Committee Reports**

- **ACC Members Update:**

- Active Members: Bill, Juliana, Ginger, Nicole, Mr. Andy, and Kylie.
- Nicole now votes in place of James, who moved to the Board.
- Kylie votes in place of Bill while he is on leave.

- **Fining Committee:**

- Ginger requested removal from the Fining Committee. Motion made by Kimberly, seconded, by Maureen and approved all.

## **VIII. Community Announcements**

- **Volunteer Program:**

- A Non-HOA-related Not for Profit serving Wellington and Royal Palm Beach called “Our Community Cares” is seeking volunteers for helping seniors with transportation and errands.

## **IX. Adjournment**

Doreen made a motion to adjourn the meeting at 7:34 PM. Seconded by Maureen and unanimously approved.