



Helpful Information

Official Grand Isles Website
www.grandisleshoa.org

Property Manager
Jorge Toro
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561-896-7701

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, July & August are the hottest months in Florida. The average temperatures being in the high 90's with very high humidity.

Hello, Grand Isles Residents!

Board of Directors Meeting Highlights

The Board of Directors meeting was called to order on June 26, 2025 at 7:00 PM, with a quorum present. Board members in attendance: Kimberly Reyka, Doreen Levy, Louis Schilling, and Maureen Walsh. Jorge Toro was also present.

Approval of Previous Meeting Minutes

Doreen moved to waive the reading of the May 2025 meeting minutes, seconded by Louis Schilling. The motion passed unanimously, and the May 2025 meeting minutes were approved as submitted.

Financial Report

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

Manager's Report - Community Maintenance & Improvements

- Landscaping: Carmel pool deck refresh has been completed.
- A new canopy for the playground has been delivered; pending installation.
- Pet waste stations: Inspection of 12 stations scheduled for next week; any necessary repairs will follow.
- The awning at the guardhouse has been replaced. The gate arm has also been replaced due to normal wear and tear.
- Gate system: Exploring QR code upgrade for guest and vendor access.
- Stormwater Management: PCI Stormwater Solutions will begin cleaning the community's storm drains on July 10.
- Architectural Applications: Efforts are underway to convert the current application form into a fillable PDF for easier submission and processing.
- Sod Replacement: Estimates are being reviewed for sod replacement at the east entrance to enhance landscaping aesthetics.

Grand Isles Old Business

Traffic & Parking Issues

- Ongoing discussions are focused on improving signage and enhancing enforcement measures around school zones and throughout community streets

Village Property Use

- Concerns have been raised regarding the school district installing infrastructure on HOA property without prior coordination or approval.

Roundabout Construction

- The Village of Wellington is planning to construct a roundabout at the intersection of 120th Avenue and Lake Worth Road. The Board discussed the need for mitigation strategies to minimize potential impacts on the community during the construction period.

Community Announcements

Board Meeting Participation Rules

- Effective immediately, homeowners may address the Board during meetings for up to three (3) minutes per agenda item. Comments must be limited to the topics listed on the meeting agenda.
- Questions or concerns not related to an agenda item may be shared during the open forum portion at the conclusion of the meeting.
- These guidelines are established in accordance with Florida Statute 720.303(2)(b), which permits the Board to adopt reasonable, written rules for homeowner participation.

Volunteer Program

- Our Community Cares (OCC) is a non-profit organization serving Wellington and Royal Palm Beach. It is in need of volunteers to provide services to 'seniors' such as transportation to a physician visit, food shopping. You can volunteer as little or as much time as fits your schedule. If you are interested in finding out more about OCC, please contact Diane Gutman (Director of Operations - Our Community Cares), Phone: (561) 568-8818.

Florida Department of Revenue

- The Florida Department of Revenue has modified its annual Sales Tax Holiday on hurricane preparedness items. Beginning July 1, 2025, qualifying hurricane supplies will now be permanently exempt from sales tax.
- For more details and a list of eligible items, please visit the official announcement at the link below
- <https://www.floridadisaster.org/globalassets/plan--prepare/2022-disaster-supply-kit-checklist---final-1.pdf>

Community Updates

Architectural Committee Member Updates

- James White has resigned from the Architectural Control Committee (ACC) to join the Board of Directors. A motion to appoint James as a Board Director was made by Doreen and seconded by Louis. The motion passed unanimously.
- To fill the vacancy on the ACC, Kylee Plevin was appointed. A motion was made by Kimberly and seconded by Maureen. The motion also passed unanimously.

Community Survey

- Following a recent update to the community roster, it was noted that 22 homes still lack current email and/or phone contact information. Residents are encouraged to provide updated details to ensure they receive important community communications.
- A community survey regarding parking rules and other relevant topics will be distributed soon. Resident participation is encouraged to help guide future decisions.

School Zone Cameras

- The Board discussed the Village of Wellington's upcoming implementation of school zone speeding cameras. These cameras are scheduled to begin issuing citations at the start of the next school year.

QR Code Access System

- The Board reviewed a proposal to streamline guest entry by implementing a QR code system. A lower-cost approach using Wi-Fi-enabled or cellular tablets was discussed. A motion was made by Louis to approve the QR code access proposal from ABDI at a cost of \$900.00 (excluding hardware). The motion was seconded by Doreen and unanimously approved.

Committee Reports

ACC Members Update

- Active Members: Bill, Juliana, Ginger, Nicole, Mr. Andy, and Kylee.
- Nicole now votes in place of James who moved to the board.
- Kylee 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 by all.

Meeting Adjournment

Doreen moved to adjourn the meeting at 7:34 PM, seconded by Maureen. 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