



## GRAND ISLES BOARD OF DIRECTORS MEETING MINUTES

**Date:** April 17

**Time:** 7:02 PM

**Location:** Grand Isles Clubhouse – In Person Meeting

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### I. Call to Order

The meeting was called to order by Doreen Levy at 7:02 PM.

### II. Roll Call

Board Members Present:

- Doreen Levy
- Kelly Rayka
- Maureen Walsh
- Louis Schilling

Board Members Absent:

- Andrew Plevin

A quorum was established with 4 of 5 board members present.

### III. Approval of Minutes

Doreen Levy made a motion to waive the reading of the previous meeting minutes.

The motion was seconded by Louis Schilling.

**Vote:** All in favor. Motion passed unanimously.

### IV. Financial Report

Maureen Walsh presented the March 2025 financial report:

- **Total Operating Cash:** \$284,395.92
- **Total Reserve Cash:** \$954,957.79
- **Total Accounts Receivable:** \$62,698.37
- **Total Assets:** \$1,408,817.91
- **Total Current Liabilities:** \$303,348.26

- **Total Reserves:** \$955,957.79
- **Total Operating Surplus:** \$149,553.86
- **Total Liabilities & Equity:** \$1,408,817.91

No objections or questions were raised regarding the financial report.

#### **Financial Motions:**

- Doreen Levy made a motion to transfer \$30,000 to the master operating account. Louis Schilling seconded the motion. All were in favor.
- Doreen Levy made a motion to transfer \$100,000 into CDAR. Louis Schilling seconded the motion. All were in favor.

#### **V. Manager's Report**

- Community sidewalks and concrete surfaces will be pressure cleaned on May 5, 2025.
- Carmel pool deck landscaping refresh is scheduled for April 28th. The project was delayed due to plant availability.
- Greencare has completed mulch installation across all common areas.
- Playground bench canopy replacement is in progress; order is being processed.
- Guardhouse awning replacement is under review; awaiting estimates for all three awnings.
- The electric fuse box servicing the pool heaters and main lake fountain has been replaced. The box for the pool pumps is in poor condition, and we are waiting on pricing for proactive replacement.
- Bollards at main and rear gates have been adjusted to block golf carts and ensure ADA compliance.
- The Village approved replacement of 7 dead trees and substitution of some palms with flowering trees for cost efficiency.
- FDOT-compliant No Parking/No Standing/No Stopping signs for the rear gate area have been ordered; installation expected by month-end.
- Awaiting an estimate to correct sidewalk trip hazards.
- Community-wide storm drain and manhole inspections are scheduled ahead of hurricane season.
- The enclosure for irrigation pump #1 needs replacement; estimates are under review.
- A damaged gutter section near the clubhouse playground requires replacement; estimates are being collected.
- The rear gate entrance, damaged by a resident, has been repaired. We are waiting on traffic delineator poles to complete the correction at the rear exit gate.

## **VI. Old Business**

The board discussed ongoing traffic concerns related to Polo Park Middle School dismissal, including the recent installation of permanent No Parking/No Standing/No Stopping signs that will be enforceable by PBSO. In addition, the board reviewed possible options to alleviate congestion on Isles View Drive, such as installing permanent plastic traffic posts. It was also noted that non-Grand Isles residents continue to use the community for student pick-up, which remains a concern.

The board also reviewed the Carmel Town Hall meeting, and the issues raised during that session. A resident inquired about the timeline for road resurfacing, and it was clarified that the roads are scheduled to be completed next year. This timeline is intended to avoid the need for a special assessment or a loan, given the current high interest rates.

## **VII. Fines & Violations**

A total of 12 properties were presented to the Board as eligible for fining, broken down as follows:

- **9** Dirty roofs
- **2** Landscaping violations
- **1** General maintenance

Maureen made a motion to fine all eligible properties the maximum amount allowed under Florida Statute. The motion was seconded by Doreen, and all were in favor.

## **VIII. New Business**

- A question was raised regarding how to pay HOA dues without incurring a processing fee. It was advised that the most convenient no-fee option is to use Bank Online Bill Pay to send payments directly.
- The board addressed long wait times at the visitor lane. It was explained that a new guard is still getting familiar with procedures, and that morning and afternoon traffic spikes are occurring due to increased car volume during Polo Park Middle School drop-off and pick-up times—again highlighting the concern over non-residents using the community for school access.
- The issue of vandalism at the playground was discussed. The surfaces damaged by a resident have not been able to be repainted, as no vendor was available. The board will obtain estimates to replace the damaged sections, and the party responsible will be required to cover the cost of repairs.
- The board discussed the option of adopting alternate side street parking to improve road access and reduce congestion. It was agreed that a community survey will be distributed to gather resident feedback before proceeding.

- The board conducted a board role reorganization:
  - Louis Schilling made a motion to appoint Andrew Plevin as Director. Maureen Walsh seconded. All were in favor.
  - Maureen Walsh made a motion to appoint Louis Schilling as Secretary. Doreen Levy seconded. All were in favor.
  - Louis Schilling made a motion to appoint Kim Reyka as Vice President. Maureen Walsh seconded. All were in favor.
- Louis Schilling suggested that over the summer, the association should communicate clearly with residents that non-residents using Grand Isles for school dismissal will not be permitted. Residents found assisting with this activity may be subject to violations and fines as outlined in the association's governing documents.
- The Board has agreed to create and distribute a community survey to gather feedback on street parking and other relevant topics. This will help us gain a better understanding of the community's thoughts and preferences moving forward.

#### **Miscellaneous and Open Forum:**

- A Carmel resident suggested adjusting the pool closing time to align with sunset, rather than a fixed time.
- Kim shared that the Social Committee is planning three upcoming events:
  1. Summer Bash
  2. Bingo Night
  3. Christmas Event

There was also discussion about adding a Movie Night to the event calendar.

- Kim made a motion to add Sara Schilling to the Social Committee. Doreen seconded the motion, and all were in favor.
- Kim also reviewed the preliminary results of the Carmel Town Hall Survey, reminding residents that the survey would remain open until Monday, April 21st, and that a reminder email would be sent to all Carmel residents.
- A resident brought up the idea of reintroducing landscaping services for Carmel. It was suggested that bids be obtained to better understand the potential cost impact of bringing this service back.

#### **Adjournment:**

- Doreen made a motion to adjourn the meeting at 8:59 PM. Maureen seconded the motion, and all were in favor.



05/28/2025

Doreen Levy