



Board of Directors Meeting Minutes

Grand Isles Master HOA

February 27, 2025

The Board of Directors meeting was called to order at 7:01 PM with a quorum reached (5 out of 5 members present): Louis Schilling, Kimberly Reyka, Doreen Levy, Andrew Plevin, and Maureen Walsh.

Approval of Previous Meeting Minutes

Doreen Levy motioned to waive the reading of the January meeting minutes and approve them as submitted. Andrew Plevin seconded. Motion carried unanimously.

Financial Report

December 2024 & January 2025

Maureen Walsh Board Treasurer reviewed the December 2024 and January 2025 financials and noted the following:

December 2024 Financials (Provided by Davenport Management):

- Total Operating Assets: \$44,357.77
- Total Reserves: \$899,195.86
- Total Assets: \$981,529.19
- Total Liabilities: \$127,552.28
- Total Reserve Liabilities: \$894,501.86
- Total Liabilities/Equity: \$981,529.19

January 2025 Financials (Provided by GRS Management):

- Total Cash Operating: \$180,112.57
- Total Cash Reserves: \$923,437.00
- Total Accounts Receivable: \$119,928.48

- Total Assets: \$1,340,544.38
- Total Current Liabilities: \$313,192.87
- Total Reserves: \$923,437.00
- Total Liabilities & Equity: \$1,340,544.38

Maureen also mentioned that in December 2024, \$130,000 was moved from Reserves to the new Valley National Bank account to fund operations during the transition from Davenport to GRS Management. These funds will eventually be returned to Reserves.

- **Manager's Report:**

Jorge Toro Property Manager provided an update on ongoing maintenance projects

- Pool Heaters: The Carmel and clubhouse pool heaters have been serviced and repaired, with one clubhouse heater replaced.
- Carmel Pool Deck Doors: Modified to allow exit without a key.
- Rear Exit Gate Arm: Estimate obtained to install an arm to prevent unauthorized entry.
- Carmel Lake Fountain: Not working; Solitude Lake Management is investigating, likely an electrical issue.
- Fitness Center Treadmills: Two treadmills need replacement due to unavailable repair parts; included in the Fitness Center Refresh Project.
- Carmel Pool Deck Landscaping: Needs cleanup and plant replacement; estimate from Greencare obtained, second estimate in progress.
- Gate Guard Issues: K9 monitoring cameras to ensure protocol compliance; if no improvement, Board may explore new service providers.
- Guardhouse Awning: Damaged visitor entrance awning; replacement estimates in progress.
- Kiddie Playground Mirror Replacement: Scheduled for March 1st; damaged surfaces from paint removal will be repainted, cost billed to responsible homeowner.
- Carmel Irrigation Issues: Greencare actively addressing problems; ongoing work orders submitted as needed.
- Maintenance Golf Cart: Scheduled for routine maintenance on March 1st.
- Community Inspections: Began in February, focusing on roofs, driveways, and parking; landscaping violations on hold until common areas are improved.

- **Old Business**

Street/Overnight Parking - The discussion on overnight street parking was brought up. Louis suggested the idea of adopting alternate side parking during the day to keep the community roads clear in the event of an emergency but also highlighted reasons to avoid booting and towing as enforcement tools to address overnight street parking. The concern with towing is the potential liability if a vehicle is damaged during removal. Similarly, booting a vehicle could create a hazard in case of an emergency, as the car would be immobile. During the discussion on illegal overnight parking, Kimberly mentioned she would support a violation process that includes a \$20-\$25 fine per violation notice, if permitted by Florida Statute. Andrew Plevin suggested seeking the association's attorney's opinion to determine whether this process complies with HOA law and the association's governing documents. Louis mentioned that he did not support 1st notice fining. Homeowner suggested the installation of signs detailing our parking rules. Andrew mentioned that these signs would be installed at the completion of the road repaving project.

Polo Park School Dismissal - The issue of afternoon dismissal at Polo Park Middle School and parents parking near the rear exit was discussed. The community was informed that Traffic Delineator Post Cones will be purchased to block a portion of the road and eliminate parallel parking. After consulting with PBSO and the association attorney, this was determined to be the most practical solution at this time. It is anticipated that this measure will resolve the parking issue within a few weeks. Discussion about installing signs outside of the rear gate stating that parking is not allowed was also brought up.

- **New Business**

Richard from Greentech attended the meeting to discuss the turf treatment program for all common areas. He provided an overview of his approach to weed control, proper fertilization, and potential turf conditions. He highlighted possible causes of turf issues, the application process, and the potential presence of Sugar Cane Mosaic Virus. Richard also addressed concerns about palm trees in common areas and noted that in severely weed-infested areas, turf restoration may not be possible, requiring grass replacement in extreme cases.

- **Shayda Ebrahimi** was introduced to the community as the new Administrative Specialist. She has four years of experience with GRS Management and will be working part-time in the office, assisting Jorge as needed.
- **Fining Committee Update** - Maureen made a motion to increase the Fining Committee from 3 to 5 members and nominated Carol Okin as the 4th member. Andrew seconded the motion, and it carried unanimously.
- **Moving reserve funds into interest bearing accounts** - Maureen made a motion to move reserve funds into interest-bearing accounts in amounts that ensure FDIC protection. Doreen seconded the motion, and it carried unanimously.

- **ACC Guideline Change – Artificial Turf**

Kim made a motion to update the rules regarding artificial turf installation. The current rule states that artificial turf is only permitted in backyards within the “shadow” of the house and cannot be visible from the street.

The proposed revision to the ACC Application for Modification (Landscaping Section) – February 27, 2025, adds: Artificial turf is permitted in backyards within the “shadow” of the home, as long as it is not visible from the street. It is also permitted in the side yard(s), but only if covered by hedges and/or fencing so that it remains hidden from street view. Maureen seconded the motion, and it carried unanimously.

- **Fitness Center Refresh**

Fitness Center Refresh Discussion - The Fitness Center Refresh was discussed to inform the community about plans to replace damaged and outdated equipment. The project will focus on a new gym design that maximizes the small footprint while maintaining safety standards.

The goal is to create a modernized fitness center with updated equipment and an improved layout. The Board will share more details as they become available, including project costs and other specifics. The cost of the project will be funded from reserves.

Doreen made a motion to move forward with the Fitness Center Refresh Project. Andrew seconded the motion, and it carried unanimously.

During the Fitness Center Refresh discussion, a homeowner suggested blocking the gym doors when residents are holding events in the clubhouse common area.

As a potential solution, the idea of adding shades or applying frosting material to the windows and doors was discussed. The Board agreed to explore options and implement a solution as part of the Fitness Center Refresh Project.

- **Miscellaneous & Open Forum**

Discussion on Adding Shade to Kiddie Playground Bench - Louis brought up the need to add an awning to provide shade for the bench outside the Kiddie Playground. A concern was raised about children potentially climbing on it, but it was agreed that shade is necessary, as parents often sit there while their children play. The Board agreed to research solutions and obtain pricing for an awning.

Resident Concern – 3766 Old Lighthouse Circle - A resident at 3766 Old Lighthouse Circle reported that ducks from the common area behind her home are entering her property and leaving droppings. The Board agreed to investigate the issue.

Resident Concern – Unauthorized Individuals Near Lake Bank - A homeowner mentioned at the meeting that she recently saw a person walking along the lake bank who ended up in her backyard. She urged other homeowners to be mindful and vigilant, especially given recent reports of unauthorized individuals entering the community through the rear gate near Carmel.

Community Garage Sale Announcement - The Community Garage Sale will take place on March 30th from 8:00 AM to 1:00 PM. Vendor setup will be from 7:00 AM to 7:45 AM. This event is managed by Arthur & Roberta Jacobs, and this will be their last year running the event. More details will be included in the newsletter and sent via the blast communication system.

Louis made a motion to adjourn the meeting at 9:14 PM. Andrew seconded the motion.

Motion carried unanimously.

Minutes respectfully submitted,

Jorge Toro
Grand Isles Property Manager
GRS Management



Approved: _____

03/21/2025
Date _____

Doreen Levy, Board President