



Hello, Grand Isles Residents!

Helpful Information

Official Grand Isles Website
www.grandisleshoa.org

Property Manager
 Jorge Toro
jtoro@grsmgt.com
 561-426-7494

Administrative Staff
 Shayda Ebrahimi
sebrahimi@grsmgt.com
 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

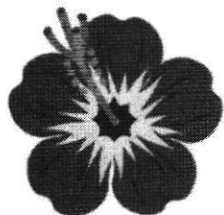
PBSO Non-emergency Phone
 561-688-3400

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 September, tropical flowers such as hibiscus are still full of color!

Board of Directors Meeting Highlights

The Board of Directors meeting was called to order on August 21, 2025 at 7:00 PM, with a quorum present. Board members in attendance: Kimberly Reyka, Doreen Levy, Louis Schilling, James White and Maureen Walsh. Jorge Toro was also present.

Doreen formally introduced and welcomed James to the Board of Directors.

Approval of Previous Meeting Minutes

Doreen moved to waive the reading of the June 2025 meeting minutes, seconded by Louis Schilling. The motion passed unanimously, and the June 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

- A new canopy was successfully installed over the kids' playground bench.
- The Board is reviewing options to address the condition of the community roads; a potential solution was discussed later in the meeting.
- All 12 pet waste stations were inspected and necessary repairs were made.
- Irrigation at the main entrance, Lake Worth Road, and clubhouse has been rescheduled to 6:00 PM-6:00 AM to avoid spraying children. Two zones still running during school hours were reported to Greencare for adjustment.
- PCI Stormwater Solutions completed storm drain cleaning in July.
- The bench near the lake by the Carmel gate was leveled, pressure cleaned, and straightened.
- The Board is considering landscape enhancements at the entrance to improve curb appeal; updates will follow.
- A QR Fast Access system is being implemented at the guardhouse to improve guest and vendor entry flow.
- The maintenance golf cart is out of service due to engine failure. Staff is using the 4-seater cart temporarily; a replacement decision is pending.
- Starting in September, management will conduct detailed inspections on landscaping, mailbox condition, and exterior home repairs. Landscaping violations in Carmel will be handled carefully due to irrigation concerns.
- Lighting By Design will be onsite August 27 for pre-season tree trimming. This includes free installation touch-ups. Holiday lighting installation is tentatively scheduled for early October, with lights expected to go live by the end of October.
- To support enforcement near the rear gate, signs referencing Florida Statute 316.645 will be added inside the community. More "No Parking" signs will be installed outside the gate. FS 316.645 permits law enforcement to issue traffic citations on private property with proper signage and personal observation.

Old Business

Polo Park Middle School Traffic Issues & New Athletic Center

- Louis Schilling and Doreen Levy met with Village of Wellington representatives to address ongoing traffic and parking issues related to Polo Park Middle School. The Village confirmed a lighting study is under consideration to evaluate light projection and potential bleed-over effects on Grand Isles residents. In response to multiple complaints from the school, plastic poles were installed in front of Polo Park. The Village also expressed willingness to discuss adding concrete curbing along Lake Worth Road to prevent parents from parking on and damaging Grand Isles property.
- During the meeting with the Village of Wellington, officials expressed appreciation to Grand Isles for maintaining the Lake Worth Road median. The Village also requested a 30-day period to address the concerns raised during the discussion.
- Regarding concerns with Polo Park Middle School dismissal, Doreen noted that some residents are abusing guest access privileges to facilitate student pick-up. The Board emphasized that this behavior is under active monitoring and that measures are being considered to hold those residents accountable. Continued abuse may lead to violations and fines for the responsible homeowners.

Street Parking Resident Survey

- The Board plans to conduct a resident survey to gather feedback on ongoing street parking concerns. The aim is to better understand the needs of households with multiple vehicles and explore balanced solutions that prioritize safety and convenience. Potential ideas discussed include alternate side parking or a scheduled system for controlled street parking. Once finalized, the survey will be distributed to all residents for input.

Community Updates

Temporary Access for Landscaping Maintenance

- The Village of Wellington is allowing the association temporary access through a maintenance gate to keep landscaping services going during the construction of the new aquatic center. After the construction finishes, the Village will provide a permanent easement for landscaping maintenance along the north side of the property.

Golf Cart Usage and Regulations

- During the meeting, the Board discussed the use of golf carts within the community, referencing both the Village of Wellington's regulations and applicable Florida state laws. The discussion also included a comparison between the Association's current insurance requirements and those mandated by state law.
- This topic remains under review as the Board evaluates the necessary adjustments to align with legal requirements and community safety standards. The Board intends to implement a clear and comprehensive golf cart policy focused on promoting safety and responsible use throughout the community.

Mandatory Use of Vehicle Barcodes

- The Board has decided to implement mandatory vehicle barcode tags for all residents. This initiative aims to reduce congestion in the visitor lane and improve traffic flow during peak hours by streamlining resident access through the gates.
- Once the implementation details are finalized, a blast email will be sent to all residents with step-by-step instructions on how to obtain and install the barcode tags on their vehicles.

Community Road Project Update

- After reviewing multiple bids for a full mill-and-pave road replacement, the Board determined that the estimated cost—approximately \$1.5 million—is not financially feasible at this time. Several funding options were considered, including the use of reserve funds, obtaining a high-interest bank loan, and issuing a special assessment; however, none were deemed to be in the best interest of the community.
- Instead, the Board has approved a more cost-effective, phased approach that will allow time to adequately fund a full road replacement in the future through continued reserve accumulation.

The approved plan includes:

- **Road Repairs & Curbing Work:** To be completed by The Paving Lady, addressing damaged road sections and curbing.
- **Asphalt Rejuvenation Treatment:** Following repairs, Asphalt Rejuvenation will apply a surface treatment designed to extend the life of the existing roads by an estimated 3–5 years.
- **Striping:** Included as part of the overall project scope.

Total estimated cost: Approximately **\$280,000**

To ensure this approach was sound and appropriate, the Board took the following steps:

- **Site Visit:** Inspected Frenchman's Reserve, a community in Palm Beach Gardens that recently used the rejuvenation product with successful results.
- **Professional Evaluation:** Consulted with TSFGeo, an independent engineering and materials testing firm, who inspected the roads and confirmed that the rejuvenation treatment is a suitable and effective solution. Their written evaluation supports the Board's direction.

This revised plan allows the Association to responsibly protect and extend the life of the community's roadways without imposing a significant financial burden on residents.

Road Repair and Asphalt Rejuvenation Project Vote

- The Board unanimously approved the road repair and asphalt rejuvenation project following a motion by Doreen Levy, seconded by Louis Schilling.

Miscellaneous & Open Forum**Social Committee Announcement**

- Kim Reyka announced that the Social Committee will host Bingo Night on **September 29th from 7:00 PM to 9:00 PM**. In accordance with Florida state law, **no individuals under the age of 18** may participate in or be present during the event.

Architectural Guidelines Update – Shed Rule

- Kim Reyka introduced a discussion on updating the ACC guidelines for sheds to align with **Florida Statute 720.3045**. Louis Schilling made a motion to approve the update, seconded by Kim Reyka. **All Board members voted in favor**, and the motion passed **unanimously**.

Architectural Application Submission Process

- Kim Reyka reminded residents that all architectural applications must be submitted either via email or dropped off at the management office. The property manager will review each application to ensure all required documentation is included. Incomplete applications will not be processed and will be placed on hold until all necessary items are received. Additionally, all submissions must include a current photo of the front of the home to assist in the review process.
- Maureen Walsh made a motion to formalize the architectural application submission process, which was seconded by Kim Reyka. All Board members voted in favor, and the motion passed unanimously.

Legal Services Discussion and Vote

- Louis Schilling presented a year-to-date breakdown of legal fees paid to the Association's current law firm, Gelfand & Arpe. A discussion followed comparing the budgeted amount for legal services with the total spent to date.
- Louis expressed concern about the volume and cost of the current legal services and proposed transitioning to new legal representation. Under this plan, Gelfand & Arpe will continue handling existing matters—such as issues with the Village of Wellington, pending foreclosures, and active collections—but effective August 21, 2025, no new legal matters will be assigned to them. All new cases will be directed to the association's new attorney.
- A motion was made to replace Michael Gelfand as the association's attorney and to seek new legal counsel.

Vote Results:

Yes: Louis Schilling, Kimberly Reyka, James White

Abstained: Doreen Levy, Maureen Walsh

The motion passed with a 3-0 vote, with 2 abstentions.

Adjournment

Doreen Levy made a motion to adjourn the meeting at 9:32 PM, which was seconded by Louis Schilling. All Board members voted in favor, and the meeting was officially adjourned.