

Grand Isles Master Homeowners Association, Inc.

Board of Directors Meeting – Minutes

Date: Thursday, September 18, 2025 • **Time:** 7:00 PM

Location: Clubhouse • **Zoom:** Listen-only access available to members

1. Call to Order

The meeting was called to order at **7:00 PM**.

2. Roll Call / Determination of Quorum

Directors present at roll call: **Doreen Levy, Kimberly Reyka, Maureen Walsh, and James White.**

A quorum was established.

Director **Louis Schilling** joined the meeting at approximately **7:10 PM**.

3. Approval of Prior Minutes

Motion: To **waive the reading** of the **August** Board meeting minutes and **approve** the minutes as presented.

Made by: Doreen Levy • **Seconded by:** Kimberly Reyka

Vote: **Approved unanimously.**

4. Financial Report – August 2025

Presenter: Maureen Walsh

Maureen reviewed the **August 2025** financial statements with the following summary:

- **Total Cash – Operating: \$335,040.82**
- **Total Cash – Reserves: \$967,900.39**
- **Total Accounts Receivable: \$63,019.99**
- **Total Other Assets: \$53,226.07**
- **Total Assets: \$1,419,187.27**
- **Total Current Liabilities: \$161,343.52**
- **Total Reserves: \$967,900.39**
- **Total Operating Surplus: \$289,943.36**
- **Total Liabilities & Equity: \$1,419,187.27**

5. Manager's Report — Summary (September 18, 2025)

- **Rear Gate / School Traffic:** Monitored Polo Park MS drop-off/dismissal; identified resident/non-resident violators. **Notices issued; repeat noncompliance subject to fines.**
- **Gate Equipment Lifecycle:** YTD maintenance indicates **gate arms/mechanisms at end of life**. After road project, management will **solicit proposals** to replace gates/arms and **evaluate a pedestrian gate near Carmel**.

- **Road & Curb Repairs:** Board **approved and executed** proposal with **The Paving Lady** to repair roadway sections and concrete curbing. Upon completion, the **asphalt rejuvenation** project will proceed. Community **blast email** to announce start date and provide updates.
- **Carmel Irrigation Outage: Power surge/lightning** damaged both **pump control panels**. Replacements are being sourced; **repair schedule forthcoming**.
- **Access Control:** Implementing **FastAccess** to reduce guardhouse lines; **go-live date and instructions** will be issued after installation/testing.
- **Holiday Lighting Prep: Lighting By Design** completed **pre-season tree trimming**; installation schedule update pending.
- **Traffic Signage: FS 316.645** sign add-ons expected **by Sept. 23** to support enforcement and deter unauthorized stopping near the rear gate.
- **Community Parking Survey: Launched** to inform potential parking rules; reminders to be sent; **resident participation encouraged**.

6. Old Business

- **Parking Survey Update:** Management reported that, as of the meeting, there were 484 survey starts and 296 completed submissions. The Board explained how homeowner input will inform parking policy decisions. The survey will remain open until October 15, 2025.
- **Roadway / Asphalt Projects:** The Board executed a proposal with The Paving Lady to complete asphalt work, concrete repairs, and striping. After those repairs are finished, the asphalt rejuvenation project will commence. A community notice with the start date and updates will follow.
- **Village of Wellington (VoW) Construction & Tract Transfers:** An update was provided on the ongoing VoW construction project. The Association is also evaluating the potential transfer/sale of two Association-owned tracts to the Village; this matter is on hold pending correction of unrecorded developer easements. The community will be updated once this is resolved.

7. New Business

- **Working Capital / Capital Contribution:**

Motion: To establish a working capital fund and adopt a capital contribution pursuant to the Declaration, Article X, Section 7(e), in an amount equal to two (2) months of the current regular assessment, to be paid by the buyer at closing on all transfers with deed dates on/after January 1, 2026. Funds are a one-time capital contribution (not advanced assessments).

Motion Made by: Doreen Levy Seconded by: Louis Schilling Vote: Approved unanimously.

- **Operating-to-Reserves Transfer:**

Motion: To transfer funds from the Operating Fund to Reserves – General (Master), effective September 22, 2025. This is a relocation of existing funds and does not change assessments. The Treasurer is authorized to execute the transfer.

Made by: Doreen Levy • Seconded by: Maureen Walsh • Vote: Approved unanimously.

7. Miscellaneous / Open Forum

- **Annual Meeting & Election – Online Voting:** The Board and members discussed offering online voting to increase engagement and participation. Management awaiting pricing; once received, the Board will determine whether to implement the option. Details will be shared with the community when available.
- **Resident Comment – Metal Roofs & HOA Standards:** A resident stated they had received incorrect information from the property manager about the use/installation of metal roofs in Grand Isles. It was clarified that Florida HB 293 (2024) requires HOAs to adopt hurricane-protection specifications and may not deny a code-compliant metal roof system used as hurricane protection. Associations may still enforce reasonable appearance specifications (e.g., roof profile and color) through the ACC/ARC consistent with community standards. The Board/ACC will review and confirm applicable specifications (e.g., barrel-tile profile appearance and approved colors) to ensure consistency with the law and the Florida Building Code.
- **Community Events – Bingo Night:** Kim reported that Bingo Night was a great success and that another event is planned for November. Volunteers are requested so prior volunteers can participate in the games. Management will circulate a volunteer sign-up.
- **Food Truck Nights (Suggestion):** Louis proposed hosting food truck nights. The Board and attendees expressed support, noting that many nearby communities hold similar events. Management will research vendors, permitting/insurance requirements, and scheduling and report back.

8. Adjournment

Motion: To adjourn the meeting at 8:02 PM.

Made by: Doreen Levy • **Seconded by:** Maureen Walsh

Vote: Approved unanimously.

Meeting adjourned at 8:02 PM.