



See you at the
next board meeting!

Thursday,
October 16th, 7:00PM,
at the Clubhouse

Community Contacts

Grand Isles Website
www.grandisleshoa.org

Facebook
Grand Isles at Wellington

GRS Community Management
www.grsmgt.com
(561) 641-8554



ONSITE PROPERTY MANAGEMENT

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

Shayda Ebrahimi
Community Specialist
sebrahimi@grsmgt.com
(561) 333-5253

Office Hours
Monday-Friday, 7:00AM - 4:00PM

GUEST ACCESS

Gatehouse
(561) 333-0728

Online Guest Registration
www.gateaccess.net
Opt-in for text and email alerts

AMENITIES

**Grand Isles Clubhouse
& Fitness Center Hours**

Open 7 Days a Week,
6:00AM - 10:00PM

Carmel Clubhouse & Pool Hours

Open 7 Days a Week,
Dawn to Dusk

EMERGENCY

PBSO Non-Emergency
(561) 688-3400

A Fresh Look for Our Newsletter is Just Beginning!

You may notice a few changes starting to appear in this edition of the Grand Isles newsletter—and this is **just the beginning!** We're working on ways to make it easier to read, more engaging, and helpful for everyone in the community.

More updates are on the way, and we'd love your input. If you have ideas or suggestions, just reach out to Shayda Ebrahimi in our property management office—we're all ears!

Stay Connected with Grand Isles on Facebook

*Did you know our community has its own
official Facebook page?*

Follow [Grand Isles at Wellington](https://www.facebook.com/GrandIslesatWellington) to stay up to date with neighborhood news, upcoming events, board updates, photos, and helpful reminders.

It's also a great place to share ideas, celebrate community moments, and connect with neighbors—whether you're looking for the next social event, a friendly recommendation, or just a little local inspiration.

*Join today and enjoy all the benefits of
connecting with your community!*

Back by Popular Demand!

★ **VETERAN THEME** ★

BINGO NIGHT

DRESS IN RED, WHITE & BLUE!



FRIDAY, NOVEMBER 7TH
6PM DOORS OPEN
6:45PM BINGO SALES CLOSE
\$10 BINGO PACKAGE (CASH ONLY)
GRAND ISLES CLUBHOUSE ★

FIRST COME, FIRST SERVED — LIMITED SPACE!
MUST BE 18+ TO ATTEND/PLAY
BRING YOUR OWN DAUBERS
BRING YOUR OWN SNACKS & REFRESHMENTS ★

Calling All Volunteers — Holiday Fun at Grand Isles!

The holiday season is just around the corner, and our Social Committee is busy planning festive events for our community. To make this year extra special, we're inviting residents to volunteer and be part of the magic!

Why Volunteer?

- Meet your neighbors and strengthen community connections
- Be part of the joy by helping create memorable celebrations
- Develop new skills in event planning and organization
- Give back while having fun!

Sample Volunteer Opportunities

- Assisting with decorating the clubhouse and common areas
- Helping to plan activities for kids and families
- Greeting guests and supporting event set-up/clean-up
- Contributing ideas for holiday treats, music, and games

Interested? No matter your availability, there's a way to pitch in. Even a few hours make a big difference! Contact the **Social Committee** at GrandIslesEvents@gmail.com and let us know how you'd like to help.

Together, let's make this holiday season at Grand Isles one to remember!

Different Celebrations, Shared Joy, One Community.



As 2025 comes to a close, our neighborhood lights up with celebrations big and small. It's the season for gratitude, joy, and traditions that remind us how lucky we are to share this community together.

Here are just a few holidays and observances that brighten the months ahead:

- **October 21–25: Diwali (Divali, Deepavali)** — pronounced "duh-vaa-lee", the Festival of Lights, celebrating new beginnings and the triumph of light over darkness.
- **October 31: Halloween** — time for costumes, candy, and fun!
- **November 11: Veterans Day** — honoring those who have served.
- **November 27: Thanksgiving Day** — a time to gather, reflect, and give thanks.
- **December 14–22: Hanukkah** — eight nights of light, family, and tradition.
- **December 25: Christmas Day** — celebrating peace, joy, and goodwill.
- **December 26–January 1: Kwanzaa** — honoring African-American heritage and unity.

(If you'd like to explore even more cultural celebrations, check out Seramount's [\(Diversity Holiday Calendar & Heritage Months.\)](#)

However you celebrate, may your days be merry, your nights be bright, and your season filled with warmth, laughter, and love.

Stay tuned for more information on what's planned at Grand Isles!

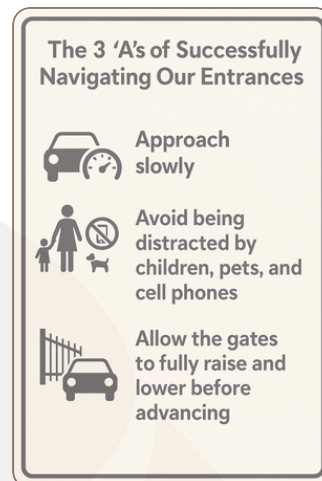
Stay Cool, Stay Calm—Don't Break the Security Arm!

Every month, Grand Isles averages three incidents of residents hitting and damaging the security arms at our front and back gates—that's over 30 incidents every year.

While our security cameras help identify drivers and allow us to impose the approximately \$100 fine for each incident—excluding the additional time and money you spend repairing your car—the process takes valuable time away from our property manager and board of directors. Our energy is better spent working on initiatives that improve our community rather than policing careless driving.

The board is actively exploring options to make passage through the gates easier and smoother. However, no improvement will replace the responsibility of each driver to slow down, stay alert, and pass through patiently without causing damage.

Let's protect our entrances!



Grand Isles HOA — September Meeting Highlights

As we work to increase engagement in the newsletter, we'll now be sharing monthly meeting minutes in a summary format for a quick and easily digestible reading experience, followed by a link to the detailed version on the community website.

Top 5 Highlights from the September 18th, 2025 Board Meeting:

1) Financial Update

- The Association remains on solid financial footing, with total assets of **\$1.4M**, including nearly **\$968K in reserves**.

2) Road & Gate Improvements

- The Board approved **roadway and curb repairs** with The Paving Lady. Once complete, the asphalt rejuvenation project will begin. In addition, gate equipment is nearing end of life, and proposals for replacement (including evaluation of a pedestrian gate near Carmel) will follow.

3) Parking Survey

- The community parking survey has received nearly **450 completed submissions**. The survey will remain open until **October 12th, 2025**, and results will guide future parking policy decisions. **You still have time to participate through [this link!](#)**

4) New Capital Contribution Policy

- Beginning **January 1st, 2026**, all new buyers will be required to pay an amount equal to **two months of the Master Association's regular monthly assessments** at the time of closing. This one-time working capital contribution will help strengthen Association funds without changing regular assessments.

5) Community Engagement & Events

- **Online Voting** for annual elections is being explored to increase participation.
- **Bingo Night** was a big success, with another planned on **November 7th at 7:00pm**.
- The Board is considering **Food Truck Nights** and will research vendor and permitting requirements.

Read the full September meeting minutes on the Grand Isles website through [this link!](#)