



Grand Isles Master HOA

Board of Directors Meeting Minutes

Date: August 21, 2025

Time: 7:00 PM

Location: Grand Isles Master HOA Clubhouse

1. Call to Order

The meeting was called to order at **7:00 PM** by Doreen Levy

2. Determination of Quorum

A quorum was established with **5 out of 5** board members present.

Board Members Present

- **Doreen Levy**
- **Kimberly Reyka**
- **Maureen Walsh**
- **Louis Schilling**
- **James White**

Following the determination of quorum, Doreen took a moment to formally introduce James White as the newest member of the Board of Directors. We welcome James and look forward to his contributions to the community.

4. Approval of Previous Meeting Minutes

Doreen Levy made a motion to waive the reading of the June 2025 meeting minutes and approve them as presented. The motion was seconded by Maureen Walsh.

All board members were in favor. The motion passed unanimously.

5. Financial Report

Maureen Walsh reviewed the **Balance Sheet as of July 31, 2025** with the board. Key financial figures reported were:

- **Total Cash – Operating:** \$315,789.75
- **Total Cash – Reserves:** \$1,007,899.15
- **Total Accounts Receivable:** \$58,068.34
- **Total Assets:** \$1,456,603.33

- **Total Current Liabilities:** \$180,358.11
- **Total Reserves:** \$1,007,899.15
- **Total Operating Surplus:** \$268,346.07
- **Total Liabilities & Equity:** \$1,456,603.33

The board acknowledged the report and had no objections or questions.

Manager's Report

- The new canopy over the kids' playground bench has been successfully installed.
- The Board has been actively reviewing options to address the condition of the community roads. A potential alternative has been identified and will be discussed later in the meeting.
- All 12 pet waste stations throughout the community were inspected and necessary repairs were made.
- Irrigation at the main entrance, Lake Worth Road, and clubhouse has been rescheduled to run between 6:00 PM and 6:00 AM to avoid spraying children during school hours. Two additional zones were discovered still operating during school hours; Greencare has been notified and will adjust accordingly.
- 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 be shared as plans progress.
- A QR Fast Access system is being implemented to improve entry flow for guests and vendors at the guardhouse.
- The maintenance golf cart is out of service due to engine failure. Maintenance and security staff are temporarily using the 4-seater cart. A decision on replacement is pending.
- Beginning in September, management will conduct more detailed inspections focusing on landscaping maintenance, mailbox condition, and general exterior home repairs. Landscaping violations in Carmel will be issued with careful consideration due to ongoing irrigation concerns.
- Lighting By Design will be on-site August 27 for pre-season trimming of trees in preparation for holiday lighting. This service includes installation touch-ups at no additional cost. Installation is tentatively scheduled for early October, with lights expected to go live by the end of October.
- To assist with enforcement near the rear gate, new signs referencing **Florida Statute 316.645** will be added inside the community. Additional "No Parking" signs will be placed outside the gate. **FS 316.645** allows law enforcement to issue traffic citations on private property (such as HOA communities) when proper signage is posted and violations are personally observed.

7. Old Business

Polo Park Middle School Traffic Issues & New Athletic Center

Louis Schilling reported that he and Doreen Levy met with representatives from the Village of Wellington to discuss ongoing traffic and parking concerns related to Polo Park Middle School. During the meeting, the Village confirmed that a lighting study is being considered to assess light projection and potential bleed-over effects on Grand Isles residents. The Village also acknowledged recent concerns about parking, confirming that plastic poles were installed in front of Polo Park in response to multiple complaints from the school. Additionally, the Village expressed openness to discussing the installation of 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, it was noted that the Village appreciates Grand Isles for maintaining the median along Lake Worth Road. At the conclusion of the meeting, the Village requested a 30-day period to address the issues that were brought to their attention.

Regarding concerns with Polo Park Middle School dismissal, Doreen mentioned the ongoing abuse of guest access privileges by some residents to facilitate student pick-up. The board emphasized that this behavior is actively being monitored and that measures are being considered to hold Grand Isles residents accountable. Continued abuse may result in violations and fines issued to the responsible homeowners.

Street Parking Resident Survey

It was mentioned that the Board plans to conduct a resident survey to gather feedback and help address ongoing concerns regarding street parking. The goal is to better understand the needs of households with multiple vehicles and explore potential solutions that balance safety and convenience. Some ideas mentioned as possible solutions included alternate side parking or establishing a scheduled system that would allow controlled street parking. Once the survey is finalized, it will be distributed to all residents for input.

8. New Business

Temporary Access for Landscaping Maintenance

The Village of Wellington has agreed to provide the association with temporary access through a maintenance gate to allow landscaping services to continue while construction of the new aquatic center is underway. Once the construction project is completed, the Village will assign 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 the Village of Wellington's golf cart rules as well as applicable Florida state laws. There was also discussion about the difference between the association's current insurance requirements and what is required under state law. This topic remains under review. The board plans to implement a clear golf cart policy focused on safety and responsible use throughout the community.

Mandatory Use of Vehicle Barcodes

The board is going to implement mandatory vehicle barcode tags for all residents. The goal is to reduce

congestion in the visitor lane and improve traffic flow during peak hours by streamlining resident access. Once the implementation details are finalized, a blast email will be sent to all residents with instructions on how to obtain and install the vehicle barcode tags.

Community Road Project Update

After reviewing multiple bids for a full mill and pave road replacement, the board has determined that the estimated cost at approximately \$1.5 million is not financially possible at this time. Funding options such as using reserve funds, obtaining a high-interest bank loan, or issuing a special assessment were all considered, but none were deemed in the best interest of the community.

Instead, the board identified a more cost-effective alternative that will allow time to adequately fund the full project in the coming years through continued reserve accumulation.

The revised plan includes:

- Road Repairs & Curbing Work: To be completed by The Paving Lady, addressing damaged road sections and curbing.
- Asphalt Rejuvenation Treatment: Once repairs are complete, Asphalt Rejuvenation will apply a surface treatment that extends the life of the existing roads by an estimated 3–5 years.
- Stripping: Included as part of the overall project.

The total cost for this project is approximately \$280,000.

To ensure this was a sound decision, the board:

- Inspected Frenchman's Reserve, a community in Palm Beach Gardens that recently used this product with great success.
- Met with TSFGEO an independent engineering and materials testing company, who evaluated our roads and confirmed that the rejuvenation treatment is suitable. Their written opinion supports the board's direction.

This plan allows the association to protect and extend the life of the roads responsibly, without placing an undue financial burden on residents.

Road Repair and Asphalt Rejuvenation Project Vote

After reviewing the proposed road repair and asphalt rejuvenation plan, the Board proceeded with a vote. Doreen Levy made a motion to approve the project. The motion was seconded by Louis Schilling. All Board members voted in favor, and the motion passed unanimously.

9. Fines and Violations

Under Fines and Violations, the Board reviewed three properties that are eligible for fining.

Doreen Levy made a motion to impose fines on the eligible properties in the amount of the maximum allowed under Florida Statute.

Kimberly Reyka seconded the motion.

All were in favor.

10. Miscellaneous & Open Forum

Social Committee Announcement

Kim Reyka announced that the Social Committee will be hosting a Bingo Night on September 29th from 7:00 PM to 9:00 PM. In addition to standard bingo game rules, it was emphasized that per Florida state law, no individuals under the age of 18 may participate or be present during the event.

Architectural Guidelines Update – Shed Rule

Kim Reyka introduced a discussion on updating the ACC guidelines regarding sheds to bring them into compliance with Florida Statute 720.3045. Louis Schilling made a motion to approve the update, which was seconded by Kim Reyka. All board members were 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 submission to ensure it includes all required documentation. Incomplete applications will not be processed and will be placed on hold until all necessary items are received. All applications must include a current photo of the front of the house to assist with the review process.

Maureen Walsh made a motion to formalize this process, seconded by Kim Reyka. All board members were in favor, and the motion passed unanimously.

Legal Services Discussion and Vote

Louis Schilling presented the board with a year-to-date breakdown of legal fees paid to the association's current law firm, Gelfand & Arpe. A discussion followed regarding the amount budgeted for legal services versus the total spent to date.

Louis expressed concern regarding the volume and cost of the current legal engagement and proposed that the association transition to new legal representation. Under this proposal, Gelfand & Arpe would continue to handle existing matters, including issues with the Village of Wellington, pending foreclosure actions, and active collection cases. Effective **August 21, 2025**, no new legal matters will be assigned to Gelfand & Arpe. All new legal matters will be forwarded to the association's new attorney.

A motion was made to replace Michael Gelfand as the association's attorney and to seek replacement legal counsel.

Vote Results:

- **Yes** – Louis Schilling, Kimberly Reyka, James White
- **Abstained** – Doreen Levy, Maureen Walsh
- The motion passed with a vote of **3-0**, with **2 abstentions**.

Adjournment

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