

The Colonnade at Grand Isles

Life, Community, & Connection

Building Momentum, Together

MESSAGE FROM THE BOARD PRESIDENT, KIMBERLY REYKA

As we move into February, I want to share how encouraged I am by the momentum we're building at Grand Isles. January was about setting intentions and opening a new chapter; February is about seeing that work begin to take shape.

You've already started to see progress in several key areas. The **median landscape redesign** is now complete as the first phase of a broader, multi-phase improvement effort for our front and back entrances. Our **asphalt rejuvenation project** represents another important investment in maintaining our roads and long-term property values. Behind the scenes, we've also been focused on strengthening how we communicate — including a **refreshed newsletter design** — with much more still ahead.

One important note for this month: **at our February HOA board meeting, the CEO of Total Asphalt Rejuvenation will join our call remotely to participate in a resident Q&A.** This is an opportunity for homeowners who still have questions about the asphalt rejuvenation project to engage in an open, informative discussion. We encourage anyone with outstanding questions or interest in the project to attend.

A key priority for the board this year is **greater transparency, access, and communication.** In January, we launched a **new HOA Board mailbox** to make it easier for residents to reach the board directly when board-level questions or feedback arise. Building on that effort, we're also pleased to introduce a **new newsletter Editorial Team mailbox**, launching with this issue, to support newsletter-related engagement — from questions about content to ideas for future stories or interest in participating.

For **day-to-day questions, service requests, or immediate concerns, our on-site property management team remains your first and best point of contact.** The two new mailboxes are designed to complement — not replace — that process by creating clearer, more accessible pathways to communicate.

If there are topics you'd like to hear more about **from me or the Board** — including community updates, open questions, or issues you'd like addressed — please share your thoughts with the **HOA Board mailbox.**

As always, I encourage you to stay engaged — keep an eye on the **Social Committee calendar posted in our newsletters and on Facebook**, join us at upcoming community events, and attend the **Wednesday, February 25th** board meeting if you're able. We truly enjoy seeing neighbors involved and participating in the life of our community.

Thank you for your continued support and interest in Grand Isles. I'm excited about what's ahead and grateful to be working alongside such an engaged neighborhood.

Warm regards,
Kimberly Reyka

President, Grand Isles HOA Board of Directors

This issue:

PAGES 02

- Re-Launching ACC: Architectural Control Committee
- 5-IN-60

PAGES 03

- Help Shape the Colonnade: Our Community Newsletter
 - A Day In the Life of an HOA Board Member
- Prompted: Fun New AI Column!

PAGES 04

- Little Isles: New Feature!
- 2026 Social Committee Calendar - Revised
- Garbage & Recycling Pickup

PAGES 05

- Understanding HOA Meetings: What They're For (And How They Help)

PAGES 06

- Community Spotlight: The Power of Shared-Interest Social Groups
- Top 10 Community Groups Neighbors Love to Start

PAGES 07

- Spring Yard Refresh
- Spring Preparation Checklist
- GI Ladies Luncheon: Connecting Neighbors, Building Community

PAGES 08

- The Property Manager's Desk: Jorge Toro's New Monthly Column!
- Join the Colonnade Editorial Team
 - Community Contacts

Re-Launching ACC: The Architectural Control Committee

THE GRAND ISLES HOA BOARD OF DIRECTORS IS ACTIVELY SEEKING VOLUNTEERS TO JOIN THE ARCHITECTURAL CONTROL COMMITTEE (ACC).

In late 2025, the board re-structured the ACC in an effort to **increase engagement and streamline the committee's core approval processes**. As a next step, we need your help in filling open committee seats vacated during the restructuring process.

The ACC is responsible for reviewing resident requests for change(s) to the exterior of resident home/property such as: repainting the body and trim of the house, installing new roof tiles, adding hedges and so much more.

Your participation on the ACC helps Grand Isles to:

- **Maintain Community Standards:** To ensure that all exterior modifications align with the HOA and the Village of Wellington's design guidelines, governing documents, and policies
- **Preserve Property Values:** By enforcing consistent architectural and aesthetic standards, the committee helps protect and potentially increase the value of properties within the community
- **Timely Review and Approve Requests:** The committee reviews homeowner submissions for changes such as exterior paint, roofing, landscaping, gutters, lighting, and fencing, and approves them based on established guidelines
- **Promote Fairness and Consistency:** To ensure all homeowners are treated equally and fairly, avoiding arbitrary decisions and maintaining a cohesive neighborhood appearance
- **Support the Board of Directors:** The committee acts in an advisory capacity to the HOA board, providing recommendations and helping enforce architectural policies

Time Commitment

As an ACC member, you can anticipate generally no more than one in-person meeting per month along with several email messages to discuss homeowner applications for approval. Most of the work done by the committee is through our email approval process.

Personal Benefits of Joining

Joining the ACC comes with many exciting benefits including:

- **Networking:** Meet other members of the Grand Isles community that you might not otherwise meet
- **Professional Development:** Learn more about all that's involved in the management of our community, including how the board functions
- **Civics Education:** Learn more about Palm Beach County and the Village of Wellington laws and policies
- **Community Engagement:** More directly participate in the aesthetic experience of our neighbors and visitors

If you have interest in joining or would like to meet with a member the ACC leadership to learn more, **please email our property manager, Jorge Toro, at (561) 426-7494 or by email at jtoro@grsmgt.com.**

We look forward to hearing from you!
Grand Isles, HOA Board of Directors

5-IN-60

Five Updates.
One Minute.
You're caught up.

1. The **front entrance median refresh** is now complete and it looks great! This reflects the first phase of the front entrance new landscape design with other phases to be announced soon.
2. The **asphalt rejuvenation** project is underway! All subdivisions and primary roads have received their initial application of the rejuvenation product. We will continue to share updates as more information becomes available regarding any additional spraying schedules.
3. A **new flat screen TV** has been installed in the clubhouse! Once fully connected it will be used to display community news, updates, and announcements. Stay tuned!
4. Next **board meeting** will be WEDNESDAY, February 25th (Board meetings are now on WEDNESDAYS!)
5. This edition of the newsletter features 3 exciting new content areas: **Prompted**, a fun new AI column, **Little Isles**, celebrating the creativity of kids in the community, and a new column **The Property Manager's Desk** where Jorge Toros where will share what's on his mind this month. **Don't miss out!**



Help Shape The Colonnade: Our Community Newsletter

MORE THAN UPDATES — IT'S A CONVERSATION

We've created a dedicated email mailbox just for the newsletter so residents have an easy place to share ideas, suggestions, corrections, or topics you'd like to see covered in future issues.

Whether it's a question you think others might have, a reminder we should include, or a small correction that helps keep things accurate, we want to hear from you. Your input helps shape what this newsletter becomes over time and ensures it reflects what matters most to our community.

Send your thoughts anytime to: colonnadegieditorial@gmail.com

A Day in the Life of an HOA Board Member

Ever wonder what a typical day looks like for your volunteer HOA board? Here's a glimpse into the rhythm, the responsibility, and the constant balancing act of keeping Grand Isles running smoothly.

For most board members, the work begins long before the monthly meeting. Their day often starts by scanning overnight emails and text messages—from homeowners, vendors, and the property management team—each one asking for help, clarity, or a quick decision. Some messages are simple (“Is pressure-washing this weekend allowed?”), while others require thoughtful coordination or a deeper look through governing documents.

As the day unfolds, board members move between personal work and HOA responsibilities: reviewing bids, discussing landscaping concerns, answering questions from neighbors, evaluating ACC requests, and flagging issues that need follow-up from our property management team. Much of this happens in the quiet moments—lunch breaks, early mornings, and commutes—because every board member has a full life outside the HOA.

Behind the scenes, there's strategy too. Board members spend time thinking about budget planning, long-term maintenance priorities, community improvements, and how to keep operations fair, consistent, and homeowner-friendly. They collaborate constantly with property management, checking progress on open work orders, confirming timelines, and troubleshooting the unexpected.

By evening, the texts often start again—photos of a landscaping concern, a question about a violation letter, a neighbor reporting something unusual at the gate. And the board responds because they care about the community they call home.

A board member's day isn't glamorous, but it's purposeful. It's a blend of leadership, service, and steady problem-solving—all done quietly, and all done for the benefit of the community. The next time you see a board member, feel free to thank them. Their “day in the life” never really ends, but they show up anyway, with the same commitment to keeping Grand Isles strong, beautiful, and well-run.

PROMPTED

Curious about AI but not quite sure where to start — or just in the mood to try something fun?

Prompted is a small monthly column featuring simple, playful AI prompts you can copy, paste, and explore on your own. No technical background required.

Think of these as conversation starters — part game, part experiment. Some months they may be practical, other months just entertaining. We'll see what resonates and let it evolve.

This Month's Prompts:

Copy, paste into [ChatGPT](#) or your other favorite AI tool like [Claude](#), [Gemini](#), [Copilot](#), [Perplexity](#), and hit Enter.

- Invent a game I can play by myself for 5 minutes using only a pen and paper.
- Pretend you are a friendly tour guide for my own life. Ask me five surprising questions that would help me see my daily routine differently.
- Create a tiny mystery story set in a peaceful neighborhood where nothing bad actually happens, but something feels slightly off.
- Design a personality quiz with 6 questions that tells me what kind of thinker I am — reflective, practical, creative, or strategic.
- Give me a playful challenge I can complete today that will make my ordinary environment feel new again.

Got your attention? If you enjoyed these prompts, want more (or different kinds), found something confusing, or just have a question, we'd love to hear from you — reach us anytime at: colonnadegieditorial@gmail.com

Little Isles: New Feature!

CELEBRATING THE CREATIVITY OF OUR YOUNGEST NEIGHBORS

Each month, we'll be highlighting a few creative moments from our youngest Grand Isles residents. From drawings and paintings to LEGO builds, sculptures, or imaginative projects of any kind, we'd love to celebrate the creativity happening in homes across our community.

Parents who'd like to participate are invited to email a photo of their child's creation to colonnadegieditorial@gmail.com. Please include your child's first name and age, if you're comfortable doing so.

This feature is just for fun – no judging, no competition – simply a way to share and enjoy the creativity of our Grand Isles kids.

By submitting a photo, you confirm that you are a parent or guardian and give permission for the image to appear in the Grand Isles newsletter and related community communications. Photos only. Please do not include people.



2026 Social Committee Calendar - REVISED!

JOIN THE FUN AS A GUEST OR VOLUNTEER!

The Social Committee helps bring our community together by planning and supporting neighborhood events throughout the year—from seasonal celebrations to activities that encourage neighbors to connect. Their work creates a meaningful sense of belonging plus it's a great way to meet your neighbors!

If you're interested in volunteering, we'd love to hear from you! Please contact the **Social Committee** at grandislesevents@gmail.com to get involved.

Special thanks to all of our volunteers!

Featured Events

Mardi Gras

Saturday, February 21, 5:00-9:00

Easter Bunny Visit & Egg Hunt

Saturday, April 4, 9:00-11:00(AM)

Summer Bash

Saturday, May 30, 4:00-8:00

Adult Painting Class

Friday, July 17, 7:00-9:00

Country Dance

Saturday, September 12, 6:00-9:00

Holiday Palm Tree Lighting

Friday, November 13, 6:30-8:30

Holiday Party

Saturday, December 5, 4:00-8:00

Golf Cart Parade

Saturday, December 12, 6:30-7:30

Community Favorites

Friday Movie Nights

7:00 - 9:00

Friday, March 27

Saturday, June 13 (Pool Night, 18+)

Friday Bingo Nights

6:00 - 9:00

Friday, February 6

Friday, May 1

Friday, August 28

Friday, October 2

Reminder: 🗑️ Garbage & Recycling Pickup

📅 **Wednesday:**
Household trash & recycling

- Dark Grey: Trash
- Yellow: Paper & cardboard
- Blue: Glass & plastic

📅 **Saturday:**
Household trash, vegetation & bulk

- Dark Grey: Trash
- Green: Vegetation (keep off drain covers)
- Bulk: Oversized items

🕒 **Set-Out Times:**

- Bins out by 7:00 AM on pickup day
- No earlier than 6:00 PM the day before
- Bulk items may be placed 24 hours prior to pickup

📍 **Placement**

- Within 3 ft of curb, lids facing street
- Keep 4 ft from mailboxes and other containers

For full guidelines, visit:
[Village of Wellington](#)
[Solid Waste & Recycling](#)

Understanding HOA Meetings: What They're For (and How They Help)

HOA meetings are one of the ways we take care of Grand Isles together. They provide a shared space for transparency, coordination, and decision-making that helps keep our community running smoothly.

At their core, these meetings focus on the official business of the association – things like budgets, maintenance planning, upcoming projects, and long-term priorities. They offer residents insight into how decisions are made and into the behind-the-scenes work required to maintain and protect our neighborhood.

What HOA Meetings Are Designed to Do

HOA meetings help us:

- Review and act on community business in an organized, transparent way
- Receive updates from the Board, committees, and property management
- Consider upcoming projects and priorities
- Maintain clear records of decisions through formal meeting minutes

When meetings stay focused and structured, they allow important work to move forward while keeping residents informed.

What HOA Meetings Aren't Meant to Be

To work well for everyone, HOA meetings aren't intended to function as:

- Open-ended discussion forums or extended debate sessions
- A space to resolve individual neighbor-to-neighbor issues
- Real-time troubleshooting for specific maintenance concerns
- A catch-all for topics unrelated to association business

That doesn't mean these issues aren't important – they're often just better handled in other, more effective ways.

Other Ways to Share Questions or Concerns

Many individual matters, such as maintenance requests, rule questions, or property-specific concerns, can be addressed more quickly by reaching out directly to the property management team or the Board of Directors. These channels allow concerns to be documented, reviewed, and followed up on thoughtfully.

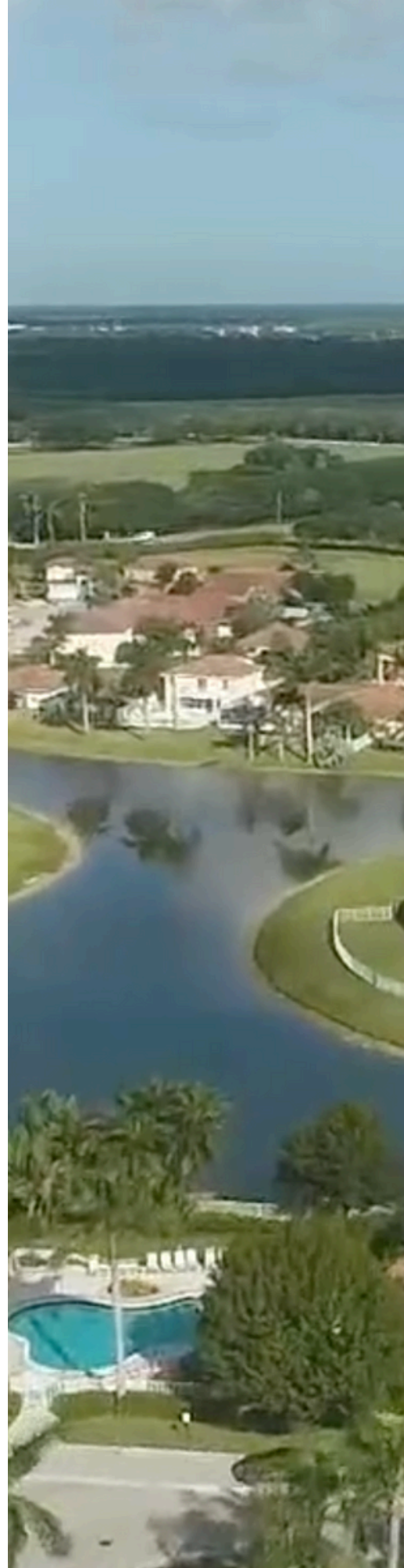
How to Participate

Residents are always welcome to attend HOA meetings and stay informed about community business. Time for homeowner comments is included on the agenda, and residents are also encouraged to reach out to the property management team or the Board of Directors with questions or concerns at any time. **We want to help, and we can do that best when you reach out – even if meetings aren't your thing or your schedule doesn't allow you to attend.**

Working Together for Productive Meetings

HOA meetings work best when everyone understands their purpose and how they fit into the bigger picture of community communication. By keeping meetings focused and using the many available channels to stay connected, we create space for thoughtful decisions, clear follow-up, and a respectful, welcoming environment for all.

Thank you for being engaged and for helping make Grand Isles a well-run, neighbor-focused community.



Community Spotlight: The Power of Shared-Interest Social Groups

Grand Isles has always been more than a collection of homes — it's a community shaped by connection. One great example is the **Grand Isles Ladies Luncheon**, a resident-led social group that brings neighbors together around conversation, friendship, and shared time.

Groups like this strengthen our neighborhood by helping neighbors connect, reducing isolation, and fostering the sense of belonging that makes a community feel like home.

Why Shared-Interest Groups Matter

Social and special-interest groups play an important role in healthy neighborhoods:

- They build connection and lasting relationships
- They support well-being by reducing loneliness and stress
- They encourage involvement and positive engagement
- They reflect the many interests and life stages within our community
- Most of all, they add enjoyment and energy to everyday life

We especially enjoy seeing groups form around constructive, neighbor-focused activities — such as walking or biking groups, cooking clubs, gardening circles, book clubs, women's groups, or parents' groups.

Starting a Group Is Simple

If you're inspired to start a shared-interest group, here's how to begin:

- Choose a focus you genuinely enjoy
- Start small — a few neighbors is enough
- Keep plans flexible and simple
- Share details through community boards or personal social media
- Set a welcoming tone rooted in kindness and respect

Groups wishing to use HOA facilities or common areas must follow reservation guidelines and coordinate through the management office.

A Note on Community Standards

Resident-led groups are independent of the HOA, and participation is voluntary. We encourage groups that support connection, inclusivity, and positive neighborhood life. Groups centered on shared hobbies, wellness, creativity, or family life tend to strengthen community bonds, while more divisive or external agendas are best pursued outside the neighborhood context.

Connection Builds Community

Shared-interest groups like the Ladies Luncheon show how meaningful community life can be when neighbors make space for one another. Whether you join an existing group or start something new, you're helping Grand Isles remain a welcoming, connected place to live.

Thinking of Starting a Group? We'd Love to Help

Most neighborhood groups begin with a shared interest and a few neighbors willing to give it a try. You don't need everything figured out — start where you are and let it grow naturally.

To help spread the word, email the newsletter team at colonnadegieditorial@gmail.com, and we'll gladly include a short mention in an upcoming issue. You can also share your idea at a Board meeting, connect with neighbors organically, or create a simple Facebook group if that feels right.

We're happy to help promote resident-led, shared-interest groups when possible. Our goal is to support connections that bring neighbors together and keep Grand Isles welcoming and connected.

TOP 10 COMMUNITY GROUPS NEIGHBORS LOVE TO START

Looking for a way to connect with neighbors around a shared interest? Community groups don't need to be formal or complicated — most start with just a few people and a simple idea. Here are ten popular, neighbor-friendly group ideas to spark inspiration:

1. **Walking or Biking Group:** Casual morning or evening walks, stroller-friendly routes, or weekend bike rides are an easy way to stay active and socialize.
2. **Cooking or Recipe Exchange Group:** Share favorite recipes, host rotating potlucks, or explore themes like vegetarian cooking, international dishes, or seasonal meals.
3. **Gardening or Plant Lovers Group:** Perfect for swapping tips, plants, seeds, and ideas — or just admiring each other's yards and learning what grows best locally.
4. **Book or Reading Group:** Fiction, nonfiction, short stories, or even articles — reading groups can be relaxed, flexible, and great conversation starters.
5. **Men's Social Group:** Informal lunches, coffee meetups, or walks that create space for conversation, support, and connection across life stages.
6. **Parents or Caregivers Group:** Moms, dads, grandparents, or caregivers sharing advice, playdates, school tips, or simply support and camaraderie.
7. **Fitness or Wellness Group:** Yoga in the park, stretching sessions, meditation, or accountability groups focused on healthy habits.
8. **Games or Cards Group:** Board games, trivia nights, bridge, mahjong, or casual card games — low pressure and always fun.
9. **Creative or Hobby Group:** Photography, crafting, painting, writing, music, or DIY projects — a great outlet for creativity and shared learning.
10. **Volunteer or Service Group:** Neighbors coming together around local service, charitable projects, or community improvement efforts.

Start small, keep it friendly, and don't be afraid to raise your hand — sometimes all it takes is one person to get something wonderful started.

Spring Yard Refresh

PREPARING NOW FOR A BEAUTIFUL SUMMER AHEAD

Spring is a season of fresh starts and the ideal time to give your yard some attention. With cooler temperatures and longer days, now is the best window to make improvements that will be well established before the summer heat arrives. Planting trees and large shrubs in spring allows roots to strengthen before higher temperatures place stress on new landscaping. Seasonal maintenance now also supports the beauty and long-term value of your home – and our entire community.

Plan Ahead

A simple, cohesive landscape design often creates the strongest impression. Limiting excessive ornamentation and maintaining consistency in materials helps keep your home – and the neighborhood – looking polished and intentional.

ACC Reminder

Please remember that any exterior changes, including new trees, shrubs, or landscape redesigns, require approval through the Architectural Control Committee (ACC). Submitting applications early helps ensure timely review before planting begins.

Let's Get Ready for Summer

Taking care of projects now sets your property up for a healthy, attractive summer – before the heat makes outdoor work more difficult.

For questions about landscaping guidelines or ACC requirements, please contact **Jorge Toro, Property Manager, at (561) 426-7494 or jtoro@grsmgt.com**.

Thank you for helping keep Grand Isles looking its best.

Grand Isles Ladies Luncheon: Connecting Neighbors, Building Community

One of the things that makes Grand Isles special is the way neighbors find ways to connect beyond the day-to-day routines of community life. One such example is the **Grand Isles Ladies Luncheon, a resident-led social group that brings women in the community together for friendship, conversation, and shared experiences.**

Organized through a private Facebook group, the Grand Isles Ladies Luncheon offers an easy, informal way for residents to stay connected and learn about upcoming gatherings. Activities vary and may include **casual lunches, social meet-ups, and interest-based outings**—always shaped by the members themselves.

At its heart, the group exists to strengthen community ties. It's about meeting neighbors you may not yet know, welcoming new residents, and creating opportunities for connection that feel natural and enjoyable. Participation is flexible, and there's no obligation beyond showing up when something sparks your interest.

How to Join

Residents interested in participating can request to join the group through their **[Facebook site](#)**. Once admitted, members receive updates about upcoming events and activities directly through the group page. **For those without Facebook, please email your contact information to the Editorial Team mailbox at: colonnadegieditorial@gmail.com to be added to the group text chat.**

The Grand Isles Ladies Luncheon is **resident-run and independent**, and all events are organized by members on a voluntary basis. It's one more example of how neighbors help shape the social life of our community.

If you're looking for a relaxed way to meet others and get more involved, this group may be a great place to start.

Spring Preparation Checklist

As you plan for the months ahead, consider the following:

Planting & Landscaping

- Plant trees and large shrubs early to establish before summer heat
- Replace storm-damaged plants
- Refresh mulch in garden beds
- Trim shrubs and hedges to encourage healthy growth

Lawn & Exterior Care

- Edge walkways and driveways
- Fertilize lawns and treat for weeds before summer heat
- Power wash driveways, walkways, and patios
- Clean gutters and downspouts

Organization & Curb Appeal

- Organize outdoor furniture and equipment
- Remove items visible from the street
- Store trash and recycling bins out of sight
- Ensure house numbers are clearly visible

Resources

[ACC Application for Modification](#)

[Preferred & Prohibited Plants from Village of Wellington Code Enforcement](#)

[Florida-Friendly Landscaping™ Guide to Plant Selection & Landscape Design](#)

The Property Manager's Desk - Jorge Toro's New Monthly Column!

UPDATES, REMINDERS, AND WHAT'S TOP OF MIND

Hello Grand Isles neighbors — I'm **Jorge Toro, your on-site Property Manager**. Each month, I'll use this space to share what I'm working on around the community, along with timely updates, helpful reminders, and the occasional request for your assistance. It's meant to offer a behind-the-scenes look at the work that keeps Grand Isles running smoothly, and a simple way for us to stay connected as we move forward together.

I've been a licensed **Community Association Manager (CAM)** since 2021 and have worked with **GRS Management** since obtaining my CAM license. Prior to property management, I spent more than a decade in **financial services**, which helped shape my attention to detail and problem-solving approach. What I enjoy most about this work is **connecting with residents, addressing concerns, and working collaboratively with the board to find effective solutions that support our community**. Serving Grand Isles has truly been a pleasure, and I appreciate the opportunity to be part of this neighborhood.

A few friendly reminders to help things run smoothly for everyone

- **Navigating the Security Gates:** Remember the Three A's from the November newsletter: **Approach slowly**, **Avoid distractions** (phones, children, pets), and **Allow the gate arms to fully raise and lower** before moving forward. A little patience keeps everyone safe and prevents damage.
- **We're Here to Help — Start with the Right Channel:** For maintenance requests, questions, or concerns, please contact property management first. This helps us respond faster, track issues properly, and follow up efficiently on your behalf.
- **Courtesy Goes a Long Way:** We're always happy to work with residents and appreciate patience and respectful communication. Most issues can be resolved quickly when we work together with understanding and clarity.

If there's anything you'd like more clarity on, or a topic you think would be helpful to address in a future column, I'd love to hear from you. Please share your thoughts or questions with the Editorial Team mailbox at: colonnadegieditorial@gmail.com — your input helps shape what we focus on next.

Join The Colonnade Editorial Team!

AN OPEN INVITATION TO HELP SHAPE OUR COMMUNITY NEWSLETTER

The Colonnade at Grand Isles was envisioned as more than a place for announcements — it's meant to be a shared civic space, where information, ideas, and perspectives meet.

To support that vision, we're forming a small editorial team made up of interested residents who would like to help shape the newsletter as it continues to evolve. Editorial Team members may contribute in many ways: writing short pieces, helping refine or edit content, brainstorming themes, or exploring tools like AI to support drafting and idea development. There's no required background, no fixed workload, and no expectation beyond curiosity and a willingness to collaborate.

For some, participation may be occasional. For others, it may grow over time into a larger role helping guide the tone, structure, and quality of *The Colonnade*. All levels of interest are welcome.

If you enjoy ideas, storytelling, or community engagement — or you're simply curious about being part of the editorial process — we'd love to hear from you.

Reach out anytime to: colonnadegieditorial@gmail.com

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

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

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

BOARD OF DIRECTORS

GrandIslesBOD@gmail.com

Kimberly Reyka, President
Louis Schilling, Vice President
Doreen Levy, Secretary
Maureen Walsh, Treasurer
James White, Director

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

WiFi Network: **Clubhouse-Lot**
Password: **grandisles123**

Carmel Clubhouse & Pool Hours

Open 7 Days a Week,
Dawn to Dusk

EMERGENCY

PBSO Non-Emergency
(561) 688-3400