

Grand Isles Homeowners Association

Board of Directors Meeting Minutes

January 22, 2026 – 7:00 PM

Location: Clubhouse

1. Call to Order - The meeting was called to order at **7:01 PM**.

Board Members Present

- Kimberly Reyka
- Maureen Walsh
- Louis Schilling
- Doreen Levy

Board Member Present via Zoom

- James White

2. Approval of Prior Meeting Minutes

A motion was made by Doreen Levy to waive the reading of the December Board Meeting Minutes.

The motion was seconded by Maureen Walsh.

Motion approved unanimously.

3. Financial Report

Maureen Walsh reviewed the December 2025 Balance Sheet, noting the following:

- Total Cash – Operating: \$93,903.82
- Total Cash – Reserves: \$1,175,305.56
- Total Accounts Receivable: \$64,965.08
- Total Other Assets: \$10,658.33
- Total Assets: \$1,344,832.79
- Total Current Liabilities: \$131,088.29
- Total Reserves: \$1,173,159.98
- Total Operating Surplus: \$40,664.52
- Total Liabilities & Equity: \$1,344,832.79

4. Manager's Report

Community Road Project

The road project began earlier in the week and is scheduled for completion by Saturday. Traffic management has been challenging at times, and management expressed appreciation to residents for their patience and cooperation.

Once paving is completed, street striping and reflector replacement will follow. An update will be provided once scheduling is confirmed.

Fountain Pump – Rear Gate

The fountain pump motor near the rear gate is currently undergoing repair. The motor has been shipped to the manufacturer, with reinstallation expected by the end of the month.

Entrance Median Landscaping Enhancement

Enhancements to the main entrance median are scheduled to begin Monday, January 26, and are expected to be completed by Friday, January 30, weather permitting.

Fence & Gate Panel Repairs

- The gate panel on the east side near the Wellington monument sign has been repaired and reinstalled.
- Fence repairs near the playground are pending due to special-order materials and are expected to be completed by the first week of February.

Court Lighting Maintenance

Routine maintenance was completed on tennis and basketball court lighting. Several fixtures were identified as needing replacement. Estimates will be provided to the Board once received.

Gate Equipment Upgrades

Management will obtain bids in February to upgrade front and rear gate equipment, including the addition of pedestrian access gates with access control systems.

Gym Mirror Replacement

A damaged mirror in the fitness center is pending replacement.

Clubhouse Electrical Repairs

Parking lot lights near the clubhouse and pool deck outlets require repairs. These items are expected to be addressed by next week. Parking lot light repairs will require Board approval once estimates are received.

Clubhouse Digital Information Screen

Installation of the clubhouse TV (to be used as a live bulletin and information board) is scheduled for next week. Installation was delayed to allow the fire alarm company to relocate a strobe light.

Carmel Irrigation Improvements

The Carmel irrigation system is scheduled for rewiring and zone synchronization in February. Greencare will also finalize repairs to irrigation along Lake Worth Road damaged by FPL. The Association will pursue reimbursement for these repairs.

Rear Gate Security Enhancements

Management is evaluating upgrades to rear gate cameras, including night vision, and will compare costs with installing additional street lighting.

Land Negotiations with the Village

An initial meeting has been held with a land attorney regarding land requested by the Village for upcoming projects. Negotiations include reimbursement of all legal expenses. The Village has indicated a willingness to work cooperatively with the Association.

No Parking / No Standing Signage

“No Parking / No Standing” signage will be installed outside the rear gate along Isles View Drive to help reduce congestion during school dismissal.

Clubhouse Bathroom Enhancements

Enhancements to clubhouse bathrooms, including automatic soap dispensers, paper towel dispensers, touch-free faucets, and a new water fountain are underway and expected to be completed by February.

- A resident asked why the Association did not proceed with a full mill-and-pave project. Maureen Walsh explained that the Association is not financially prepared for a project estimated at approximately \$1.6 million.
- A resident contractor asked why his mill-and-pave bid was not considered. Maureen reiterated that the decision was financial, regardless of bid amount.

5. Old Business

Louis Schilling discussed the Village of Wellington sports complex and ongoing discussions regarding land needs for Village road projects. It was noted that a land attorney has been consulted and that the Village appears open to cooperative negotiations.

6. New Business

Resolution: Online / Electronic Voting

A resolution to adopt online/electronic voting was presented.
Motion made by Louis Schilling, seconded by Maureen Walsh.
Approved unanimously and adopted.

Resolution: Reserve Bank Accounts for Capital Expenditures

A resolution to establish separate reserve bank accounts for capital expenditures, consistent with reserve study recommendations, was presented.
Motion made by Louis Schilling, seconded by Kimberly Reyka.
Approved unanimously and adopted.

7. Open Forum

- Kimberly Reyka announced that Olga Lousada will be joining both the Social Committee and the Architectural Committee.
Motion made by Kimberly Reyka, seconded by Maureen Walsh.
Approved unanimously.
- Kimberly also announced that Juliana Poyer will be joining the Architectural Committee.
Motion made by Kimberly Reyka, seconded by Doreen Levy.
Approved unanimously.
- Louis Schilling announced that beginning in February, Board meetings will be held on the third Wednesday of each month.

8. Adjournment

A motion to adjourn was made by Doreen Levy, seconded by Kimberly Reyka.
The meeting was adjourned at 7:59 PM.

Minutes submitted by:
Jorge Toro, LCAM
GRS Management Associates