



11585 Lake Isles Drive, Wellington, FL 33414

Board Meeting Agenda - December 15, 2025 – 7:00PM

Location Grand Isles Clubhouse

Zoom Access – Meeting ID **938 5278 1182** | Passcode **184560**

- I. CALL MEETING TO ORDER
- II. DETERMINATION OF QUORUM
- III. APPROVAL OF SEPTEMBER 2025 MEETING MINUTES
- IV. FINANCIAL REPORT – NOVEMBER 2025
- V. MANAGER’S REPORT
- VI. OLD BUSINESS
  - a- Community Road Project Status Update & Next Steps
  - b- Wellington Construction Project
- VII. NEW BUSINESS
  - a- Review the proposed 2026 Budget, including a detailed discussion of the budget methodology, projected expenses, and financial planning assumptions. A Question-and-Answer session will follow to address member concerns and provide clarification on specific budget items.
- VIII. MISCELLANEOUS AND OPEN FORUM
- IX. ADJOURNMENT

**Resident Participation Notice** - To maintain order and efficiency, and in accordance with

**FS 720.303(2)(b)**, resident comments will be limited to 3 minutes and 2 questions per agenda item.