



GRAND ISLES MASTER HOMEOWNERS' ASSOCIATION, INC.

Board of Directors Meeting Minutes

Date: Monday, December 15, 2025

Time: 7:00 PM

Location: Grand Isles Clubhouse / Zoom

1. Call to Order

The Board of Directors meeting was called to order at **7:06 PM**.

2. Determination of Quorum

A quorum was established with **five (5) of five (5) Board members present**.

Board Members Present:

- Doreen Levy
- Kimberly Reyka
- Maureen Walsh
- Louis Schilling
- James White (Via Zoom)

Also Present:

- Jorge Toro, Property Manager, GRS Management
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3. Waiver of Reading of Prior Meeting Minutes

A motion was made by **Doreen Levy** to **waive the reading of the September 2025 meeting minutes**. The motion was seconded by **Louis Schilling**.

Vote: All were in favor. Motion carried.

4. Treasurer's Report

Maureen Walsh, Treasurer, reviewed the **Balance Sheet as of November 30, 2025**, and provided a summary of the Association's financial position as follows:

- **Total Cash – Operating:** \$211,427.11

- **Total Cash – Reserves:** \$1,200,337.00
- **Accounts Receivable:** \$57,305.28
- **Total Other Assets:** \$21,300.25
- **Total Assets:** \$1,490,369.64
- **Total Current Liabilities:** \$159,978.01
- **Total Reserves:** \$1,178,319.22
- **Total Operating Surplus:** \$152,072.41
- **Total Liabilities & Equity:** \$1,490,369.64

Following the review of the financial statements, the Board asked whether anyone present had any questions regarding the November 2025 financials. No questions were raised.

5. Manager's Report

- Stage 1 of the road project has been completed by The Paving Lady. We are awaiting permit approval for Stage 2 (asphalt rejuvenation), which is expected by the end of the week so work may continue without delay.
- Rear Gate Fountain: The fountain is currently out of service due to a damaged pump motor caused by old fishing line. This damage is not covered under warranty. We are waiting for an estimate to repair or replace the pump.
- Gate Access: The FastAccess QR Code System is now active at the guardhouse, allowing visitors and vendors to enter without ID checks and improving traffic flow.
- Landscaping: The Board is reviewing landscaping enhancement options for the main median near the guardhouse. Renderings will be shared once plans are finalized.
- 2026 Budget: The Board has approved the 2026 budget and will review it during today's meeting.
- Clubhouse TV: A new TV has been purchased and will be installed by the end of the week to display community announcements and event highlights.

One of the residents present at the meeting asked the Board to consider prohibiting fishing in lakes that have fountains installed, to help prevent future damage to fountain pumps.

A question was raised regarding the FastAccess QR Code system. It was clarified that ID is still required for visitors using QR codes, and a blast email will be sent to the community to clarify this requirement.

A Carmel resident reported irrigation issues at her home, with other Carmel residents noting similar concerns. The Board advised that the landscaping vendor will attend the next meeting to review the irrigation system, and service tickets would be opened immediately.

6. Old Business

Under Old Business, the Board updated the community on the status of the community road project, advising that Stage 2 is pending permit approval from the Village of Wellington. An update was also provided on the Village of Wellington construction project. It was noted that the project seems to be moving forward and we expect the project to be completed in the 1st quarter of 2026.

7. New Business

Under New Business, the Board reviewed the 2026 budget, including the budget methodology and projected expenses, and opened the meeting for homeowner questions. Line-item details of the 2026 operational budget were reviewed to ensure homeowners had a clear understanding of the budget and budget planning process.

Louis suggested exploring the cost of replacing the water fountains in the clubhouse and upgrading the paper towel dispensers in the bathrooms. It was agreed that quotes and estimates would be obtained and reviewed.

Kim raised that at the next board meeting the Board will vote on a resolution to identify and segregate reserve funds to cover the replacement of components listed in the reserve study summary. This is intended to help the community understand how reserve funds are planned to be used over the next five years and to provide guidance to future boards.

8. Fines & Violations

Under fines and violations, it was noted that four (4) homes are currently eligible for fining.

9. Adjournment

Doreen made a motion to adjourn the meeting at 8:57 PM.

The motion was seconded by Louis and approved by all.