

Clarifications and Amendments 2025

Permanent Modification to the Architectural Control Committee Process

Background: The Grand Isles Architectural Control Application has been a manual paper process from its inception. Up to six (6) paper applications and attachments have been required to be submitted to the Property Manager (PM) in order to actually submit an application for review and approval/denial by the Architectural Control Committee (ACC) members.

In December 2023, the process to submit the application was updated on an interim basis to submitting one (1) application with attachments emailed to the PM, or dropped off at the Clubhouse office, and the PM would scan the application with attachments for the Resident.

The change from paper applications to emailed pdf applications made a significant change in how the (ACC) functions. In person ACC meetings were no longer needed. Applications were being reviewed online daily as they were received. *The review/accept/deny process on 'clean' applications went from weeks/months to usually a matter of days (excluding weekends and Holidays).*

August 2025

Our current ACC has five (5) active voting members with one new member approved for the ACC who is not yet not eligible to vote on applications, but is receiving emailed applications to observe and learn the ACC process. Three approvals or denials are needed to obtain a quorum and finalize a vote.

Since the process has been moved to online only, a quorum (3 approve or deny votes) is usually satisfied within days of receipt of an 'clean' application. This is much quicker for our residents and speeds critical work like reroofing, adding impact windows, impact front door... However, there have been several occasions when a quorum on a vote has been delayed due to lack of response in a timely manner by all voting eligible ACC members.

Permanent Changes to the ACC Process as of August 2025 are:

1. All ACC Applications are to be submitted via email or drop off at the office.
2. The PM reviews submitted ACC applications for completeness and accuracy. Note: work is also underway to improve the ACC checklist to ensure only fully completed applications are submitted to the ACC Committee members for review.

3. Work is also underway to further automate the application process by providing our residents access to the ACC Application directly online via the resident GRS portal (completion timeframe and updates will be provided to residents).
4. In person ACC meetings are no longer scheduled. ACC Workshops may be scheduled as needed to discuss community topics related to Florida Statutes, and Architectural &/or Landscaping issues.
5. The Board appointed ACC Liaison may inactivate an ACC member to a non-voting position at any time to ensure a quorum of active ACC members is voting on ACC Applications. An inactive ACC member can be reinstated to a voting position at the discretion of the ACC Liaison.