Grand Palms Community Association, Inc.
Board of Directors Annual/Board of Directors Meeting Minutes
Date: December 2nd, 2025
Time: 6:30p.m.
Location: 901 Grand Palms Drive, Pembroke Pines, FL 33027 (Management Office)

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1. Call to Order

The meeting was called to order by Dave Barry, President, at 6:32p.m.

2. Roll Call

Board Members Present:

- Dave Barry, President
- Richard Elliott, Vice President
- Maria Quintana, Treasurer
- Todd Templin, Secretary
- Cibeli Ricarte, Representative for BelAire
- Symen Morales, Representative for Wilshire
- Gail DelGaudio, Representative for Laurels
- Ernie Garcie, Representative for LaCosta Association, Inc.
- Carmen Sotelo, Representative for Las Verdes Condominium
- James Morales, Representative for San Paolo
- Don Dreyer, Representative for The Grove
- Alex Moreno, Representative for Grove Place
- John Murnane, Representative for Cypress Pointe

Others Present:

- Andrea Giannetto, Property Manager
- Mary Gobel, Assistant
- Dwayne Dickerson, Esq. Grand Palms Attorney

Absent

- Stephaine Quiros, Representative for Las Verdes Townhomes
- Mike Rich, Representative for Grove Estates

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3. Approval of Previous Meeting Minutes

No minutes were presented to approve at this meeting.

4. Reports

a. President's Report

Dave Barry handed the floor over to Dwayne Dickerson, Esq.to revisit the interest of the golf course, road revision, new guardhouse and hotel/condominium development. He explained the PUD (Planned Unit Development) written in 2006 and what amendments are needed to move forward with the project. This allows Condominiums and Villas next to the Golf Course on Pines Blvd. The golf course must maintain 27 holes in perpetuity.

Dwayne Dickerson went through the pending cooperation agreement to inform you of the detailed breakdown of all the components and phases that this project will need to move forward from retaining a $5,000.000 letter of credit, or depositing in an escrow account to be held by Grand Palms Community, as well as all the City Requirements, permits etc. Phase 1 will consist of the realignment of Grand Palms Drive, Construction of an Operational Guardhouse, Access thru Cobble Stone both in and out.

At a meeting held on July 9th, 2025 A **Motion** was made by Cibeli Ricarte and seconded by Symen Morales, to grant permission to allow the Grand Palms Executive Board to move forward with the redevelopment project and to authorize the Grand Palms Executive Board to finalize the negotiations and approval of the Cooperation Agreement with the Developer, at that time and authorize the Grand Palms Executive Board to take whatever actions necessary to support the approval of the redevelopment project. **Motion** carried unanimously. All in favor by 15 subdivisions within Grand Palms.

A **Motion** was made by Cibelli Ricarte at this meeting to update the Developer to quote **Segall Family**, not the Y Group since the Y Group does not have ownership interest in Grand Palms. The **Motion** was seconded by Ernie Garcia. The **Motion** was approved by majority of members with one dissenting vote by James Morales, representative for San Paolo.

5. Election of 2026 Officers

The meeting was turned over to the Representatives and/or Alternatives to elect the Executive Board for 2026. In the Grand Palms Declarations, a Representative and/or Alternate make up the Board of Directors. They each get the vote for their community.

Dave Barry Nominated John Murnane for Treasurer. Symen Morales Nominated James Morales for Treasurer.

Both nominees confirmed their willingness to serve.

Ballots were distributed to all eligible voting members. Each member was instructed to vote for one of the two candidates. The ballots were collected and counted by Cibeli Ricarte Representative of Belaire and Andrea Giannetto, Property Manager

Results
The vote count was as follows:

- John Murnane: Ten (10) Votes
- James Morales: Three (3) Votes

Based on the results, **John Murnane** was duly appointed to the board as Treasurer

Dave Barry Nominated Todd Templin for Vice President, All in Favor, Todd Templin accepted

Richard Elliott Nominated Maria Quintana for 2nd Vice President, All in Favor, Maria Quintana accepted.

Todd Templin Nominated Richard Elliott for Secretary. James Morales Nominated Symen Morales for Secretary.

Both nominees confirmed their willingness to serve.

Ballots were distributed to all eligible voting members. Each member was instructed to vote for one of the two candidates. The ballots were collected and counted by Cibeli Ricarte Representative of Belaire and Andrea Giannetto, Property Manager

Results
The vote count was as follows:

- Richard Elliott: Nine (9) Votes
- Symen Morales: Four (4) Votes

Based on the results, **Richard Eliott** was duly appointed to the board as Secretary.

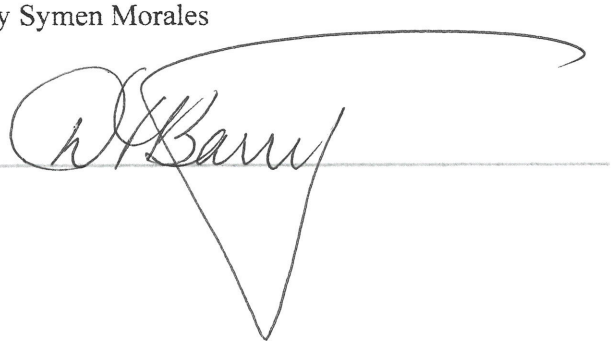
Maria Quintana Nominated Dave Barry for President. All in Favor, Dave Barry accepted.

2026 Board of Directors

President – Dave Barry
Vice President – Todd Templin
2nd Vice President – Maria Quintana
Treasurer – John Murnane
Secretary – Richard Elliott

6. Adjournment

Motion: To adjourn the meeting at 8:45 P.M.by Symen Morales
Seconded by: Cibeli Ricarte
Vote: Passed all in Favor



Minutes Submitted by:
Andrea T. Giannetto, LCAM
Date Submitted: December 2, 2025