

**Grand Palms Community Association, Inc.**

**Board of Directors Annual/Board of Directors Meeting Minutes**

**Date:** July 9, 2025

**Time:** 6:30p.m. – 8:30p.m.

**Location:** 901 Grand Palms Drive, Pembroke Pines, FL 33027 (Management Office)

---

## **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 Templine, Secretary
- Cibeli Ricarte, Representative for BelAire
- Symen Morales, Representative for Wilshire
- Gail DelGaudio, Representative for Laurels
- Stephaine Quiros, Representative for Las Verdes Townhomes
- 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
- Mike Rich, Representative for Grove Estates
- Alex Moreno, Representative for Grove Place
- Catherine Cole Howard, Representative for Cypress Pointe

### **Others Present:**

- Andrea Giannetto, Property Manager
  - Dwayne Dickerson, Esq. Grand Palms Attorney
  - Ronald Segal, Grand Palms Owner
  - Alan Segal, Grand Palms Owner
  - John Yanopoulos, Developer
  - Cube3, Architectural Firm
  - Graham Penn, Esq. Owner's Attorney
- 

## **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 John Yanopoulos, Developer to revisit the interest of the golf course, road revision, new guardhouse and hotel/condominium development. The architect shared renderings of the proposed project.

Dwayne Dickerson, Grand Palms Attorney gave a detailed breakdown of all the components 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.

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, 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.

**Correction to minutes:** Dave Barry, President advised that although the board was formerly negotiating a contract with John Yanopoulos, who does not have any ownership interest in Grand Palms we cannot enter into a contract with him, Instead we are negotiating the same contract with the owner of Grand Palms, Segal Family

#### 5. Adjournment

**Motion:** To adjourn the meeting at 8:25 P.M.by Symen Morales

**Seconded by:** Cibeli Ricarte

**Vote:** Passed all in Favor

---

**Minutes Submitted by:**

Andrea T. Giannetto, LCAM

**Date Submitted:** July 10, 2025