Grand Palms Community Association, Inc.
Board of Directors Minutes
Date: October 7th, 2026
Time: 6:30p.m. — 8:30p.m.
Location: 901 Grand Palms Drive, Pembroke Pines, FL 33027 (Management Office)

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1. Call to Order

2. Roll Call

Board Members Present:

- Dave Barry, President
- Richard Elliott, Secretary
- Maria Quintana, 2nd Vice President
- Todd Templin, Vice President
- John Murnane, Treasurer
- Rose Gonzalez, Alt. Representative for Wilshire
- Gail DelGaudio, Representative for The Laurels
- Gorden Pajovic, Alt. 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, Alt. Representative for The Grove
- Frank Gobel, Representative for Encino

Absent:

- Mike Rich, Representative for Grove Estates
- Alex Moreno, Representative for Grove Place
- Cibelli Ricarte, Representative for BelAire

Others Present:
Andrea Giannetto, Property Manager

A quorum was established and the meeting was called to order by Dave Barry at 6:32P.M.

2. Approval of Previous Meeting Minutes

Frank Gobel (Encino Rep) made a Motion to waive the reading of November 4th, 2025, minutes and Maria Quintana (The Courtyards Rep) second the Motion. Minutes approved as written and will be posted on the website.

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3. Reports

a. President's Report

Dave Barry gave an update on Hollywood Lakes Country Club development. To date the permits are pending with the City of Pembroke Pines.

4. Treasurer Report

John Murnane advised that Grand Palms Financials, as of August 31, 2026, is running under budget.

Review of 2027 Proposed Budget:

John Murnane discussed the proposed budget in detail and answered questions from the floor.

A Motion was made by John Murnane (Grand Palms Treasurer & Cypress Pointe Rep) to transfer the interest reserve to the contingency general reserve. The Motion was second by Frank Gobel (Encino Rep) Motion carried:

In Favor
Dave Barry-The Enclave
Maria Quintana- The Courtyards
Don Dryer- The Grove
Ernie Garcia- LaCosta Association, Inc.
Gail DelGaudio- The Laurels
Todd Templin- Santana Barbara
Carmen Sotelo- Las Verdes Condominium
Rose Gonzalez- Wilshire Neighborhood Community

Opposed
James Morales, San Paolo

A Motion was made by John Murnane to approve the forgiveness of the monies due to the contingency reserve (not statutory) from the operating fund. The Motion was second by Frank Gobel. Motion carried:

In Favor
Dave Barry- The Enclave
Maria Quintana-The Courtyards
Don Dryer- The Grove
Ernie Garcia- LaCosta Association, Inc.
Gail DelGaudio - The Laurels
Todd Templin- Santana Barbara
Carmen Sotelo- Las Verdes Condominium
Rose Gonzalez, Wilshire Neighborhood Community

Opposed
James Morales, San Paolo

A Motion was made by Todd Templin (Grand Palms Vice Pres. & Rep for Santa Barbara) and second by Frank Gobel (Encino Rep) to approve the 2027 budget with a $15.00 increase.

Dave Barry- The Enclave
Don Dryer- The Grove
Ernie Garcia- LaCosta Association, Inc.
Gail DelGaudio - The Laurels
Carmen Sotelo- Las Verdes Condominium
Rose Gonzalez - Wilshire Neighborhood Community
Gorden Pajovic- Las Verdes Townhomes

Opposed
James Morales, San Paolo

Abstained
Maria Quintana-The Courtyards

5. Adjournment

Motion: To adjourn the meeting at 8:25 P.M.by Richard Elliott (Encino Alt. Rep & Grand Palms Secretary) seconded by Dave Barry
Vote: Passed all in Favor

Signature_____
Date_____