

Highlights of HOA Board Meeting – June 25, 2025

The “highlights” listed below are NOT THE OFFICIAL MEETING MINUTES. Official minutes will come out in a few weeks and require a vote of approval by the Board before they are posted on the website. The HIGHLIGHTS are a quick synopsis of what took place, and they are not intended to be all-inclusive or in any way replace the official meeting minutes.

President’s remarks

- a. The Town Center renovation passed all three recent county inspections. After a brief delay while awaiting the inspections, work resumed.
- b. The summer landscape enhancement project is underway at the Island Walk sign area, the front of Town Center, and Island Walk Boulevard. Old and overgrown plants are being replaced.
- c. With rainy season we are down to two irrigation cycles per week. We hope to eliminate them entirely during the summer if we get enough rain, to be able to use more water later in the year to meet our needs while staying within our new, lower annual water budget from the South Florida Water Management District.
- d. The updated putting green is taking shape, looking good, and on schedule for completion by late July.
- e. A portion of the pool deck was defaced, likely by young children who did not know better. Residents are reminded to monitor their youngsters while in the pool area to keep the area looking great for everyone and keep maintenance costs down.
- f. The Juniper Super Crew is on the job refreshing landscaping throughout the community. Details about the scope of their work are in the June 20, 2025 Business Weekly.
- g. The algae problem at the rec pool is almost gone. Treatments will continue over the summer at \$200/month.

Comments by owners

None.

General Managers Report

Billie reported that an offer has been extended to a new compliance officer to replace Jordan, who left for pilot school. Efforts will also continue to hire a new Lifestyle Director soon.

The maintenance team has been busy installing new windscreens.

Many emails have been received about lighting issues. Repairs continue. About 51 of 126 lights are left. After a call with Florida Power and Light, they agreed to conduct a full community-wide inspection of lights. This should take place within the next 1-2 months.

The Town Square website receives about 260 views per week from residents. All residents are encouraged to use this resource to keep up to date. New residents in particular are encouraged to use this site to get their questions answered. Anyone with issues accessing the website or finding materials can ask Harshil for help. We have received a lot of good feedback about his assistance. Harshil.Patel@CastleGroup.com. Let Anne Golino know if you have any suggestions for or questions about Town Square.

If you have a landscaping project for Juniper, please use the Junipercares.com website community service request link, or contact the landscape committee at IslandWalkLandscapeCommittee@gmail.com, Other options are included in the Business Weekly. These options should be used instead of using the Town Square portal for requests, to ensure a better response.

Project Manager Report

Shawn noted that much work has been completed for the Town Center renovation including interior electrical and framing. Drywall installation and painting will be done next. Residents are reminded to use the east entrance by the salon to access Castle offices.

The vendor for the putting green project is taping off the northeast section of the parking lot as a staging area. Parking will be limited temporarily in that area.

The new putting green will be available for putting and chipping when completed. Rules are being developed for usage and will be submitted to the Board for approval when ready. A Golf Committee is also in the works.

The geothermal project is on schedule for completion in the third quarter of 2025. An existing well pump failed. We will receive a full refund for the cost of that pump and replace it with a different pump better suited to the task, a submersible pump.

Treasurer's Report

Tom Giles reported on May financials, noting they are now available on Town Square. We are in a strong cash position with \$2.6 million in operating fund cash and \$2.7 million in reserve funds. To date we are running a surplus. Some of the surplus will be needed for higher expense activities later in the year, such as mulch replacement, but about \$100,000 relates to sidewalk and paver repairs that are essentially complete coming in under budget. Tom plans to provide more year-to-date information on a regular basis to the Board and the community in the coming months.

CONCUR passed the resolution previously adopted by the Board to take the \$280,261 2024 surplus and move it to special projects in the 2025 budget. Thirty-three streets voted for, and four against the resolution. Moving the surplus to 2025 was done on the recommendation of our new CPA firm and provides tax benefits. CONCUR did not vote on moving the 2025 surplus to the 2026 budget, however, raising question about the timing. Tom explained that it is common practice to take such action before the end of the year and referred CONCUR representatives to sources of more information on the topic of HOA taxation, suggesting they Google “IRC (Internal Revenue Code) 528 benefits.” It is hoped that the concerns will be adequately addressed and the CONCUR vote on moving any 2025 surplus will take place soon.

A reserve study and vendor were approved by the Board. The study will begin this summer in time for the 2026 budget process. The last study was done in 2021.

New Business

The new CPA firm, Hafer, is completing its audit of the 2024 financials. The opinion is favorable overall, but qualified because we did not have a policy in place for treating capital purchases. The Board passed a capital policy as recommended by the CPA at the May 14, 2025 Board meeting, which will help with future audits.

An owner/resident of an Aruba unit requested a variance from HOA rules to allow solar panels on their second-story rooftop facing the street and supporting electrical equipment on the outside of the unit. Due to several specific circumstances, including 1) the installer’s inability to locate equipment inside the garage due to the unit configuration, 2) the need for three additional panels on the front roof to meet the power requirements of the owner, 3) the second-story location and orientation of the front-facing panels on the unit which limited the ability to see the panels from the street, and 4) the owner’s agreement to plant HOA-approved plants to completely screen the outside electrical equipment from view, the Board approved the ACC’s recommendation to grant the variance to the homeowner.

Submitted 6.26.2025.

Daniel McDonald, Secretary