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SCANHERE

TO ACCESS IW BUSINESS WEEKLY ON YOUR PHONE



SCROLL TO "VIEW PDF"

June 27, 2025

HAPPY INDEPENDENCE DAY IN ADVANCE

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Wishing you a sparkling 4th of July filled with family, friends, and fireworks!

Management office will be closed in observance of Independence Day

BOARD MEMBERS

President - Anne Golino - <u>Anne73bod@gmail.com</u>

1st Vice President - Angie Striebel -<u>Angieonbod@gmail.com</u> Treasurer - Thomas Giles - <u>tgilesiw@gmail.com</u> Secretary - Dan McDonald - <u>dwmiwbod@gmail.com</u> Director - Laurie McGrath - <u>laurieiwbod@yahoo.com</u> Director - Sue Schmidt - <u>soogee1@hotmail.com</u> Director - Gus Stuhldreher -<u>gusstuhldreher5@gmail.com</u> Director - Louise Gallagher -<u>louiseoniwboard@gmail.com</u> Director - Bill Chisum - <u>billchisum@comcast.net</u>

тапнбетепт тент-

Billie Parker, General Manager Billie.Parker@castlegroup.com Janis Potter, Assistant General Manager janis.potter@castlegroup.com Kelly Daley, Office Administrator KDaley@castlegroup.com Rhonda McCaw, Administrative Assistant/Receptionist RMcCaw@castlegroup.com Harshil Patel, Administrative Assistant - Communications Harshil.Patel@castlegroup.com

COMMITTEE BOHRD LIHISONS

Amenities - Sue Schmidt, Louise Gallagher ACC - Gus Stuhldreher, Dan McDonald **Communications –** Laurie McGrath, Sue Schmidt **Compliance -** Bill Chisum, Louise Gallagher Elections - Anne Golino, Thomas Giles Finance - Thomas Giles Fitness Center - Bill Chisum, Sue Schmidt Hearing - Laurie McGrath, Angie Striebel Infrastructure - Dan McDonald, Thomas Giles Lakes - Laurie McGrath Landscape - Anne Golino, Laurie McGrath Lifestyle - Angie Striebel, Laurie McGrath Pools - Anne Golino Racquet Sports - Louise Gallagher, Sue Schmidt **CARO -** Anne Golino **CONCUR –** Bill Chisum, Angie Striebel





PROJECT MANAGER UPDATE: JUNE27th COMMUNITY PRESSURE WASHING

UPDATE!!!

Coastal Pressure Wash has done a great job, working steadily and truly dedicated to pressure washing and cleaning all our common areas, bridges, sidewalks, cart paths, curbs, valley gutter and more! Costal has started on the streets just West of the community's front guard house and has worked clockwise around the community & now are back at the Towncenter.

REST ASSURED IF SOME AREAS AREN'T AS CLEAN AS OTHERS COASTAL PLANS ON DOING A SECOND PASS ON **EVERY LOCATION PREVIOUSLY** WASHED!!

Coastal is working on Pressure Washing the MAIN **INTERSECTION & PAVER PARKING AREAS DIRECTLY IN** FRONT OF THE TOWNCENTER and Island Walk Blvd! This will continue up until next week! Please **BE AWARE** pressure washing areas will have Trucks, Hoses, Cones & Caution Tape up, and signs will be present to direct traffic during this time as Coastal is working. Thank You!

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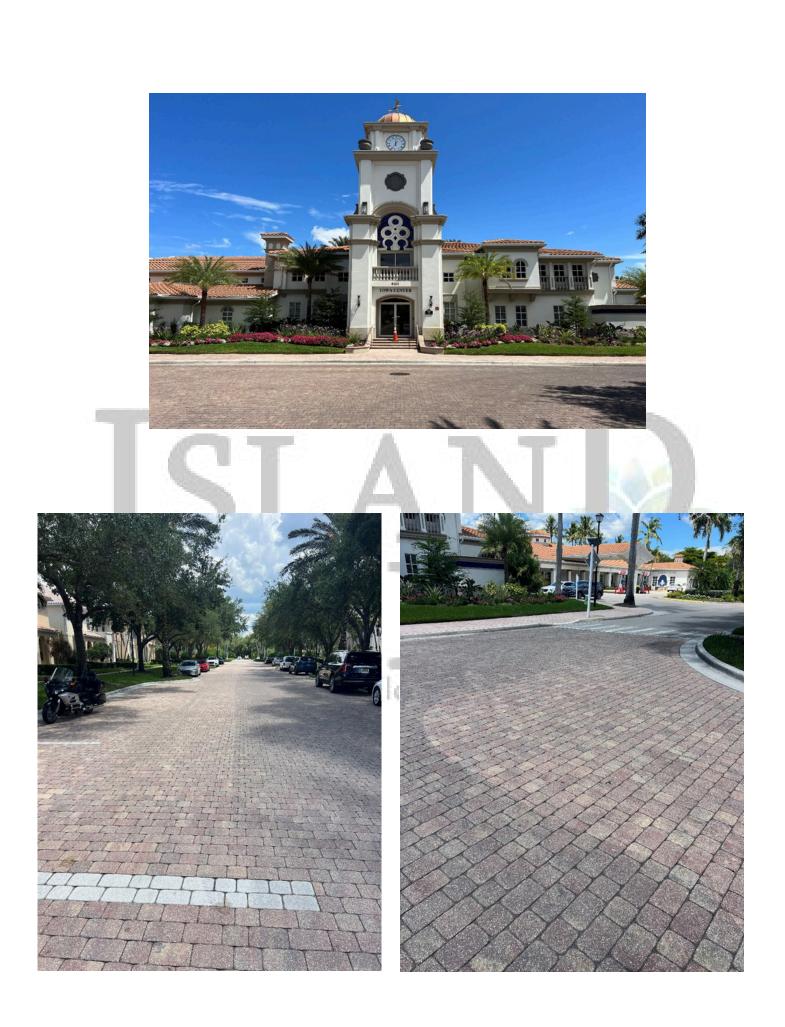
Costal

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Naples Flo

Management is aware of the slight inconvenience it will be to all Island Walk Homeowners and with that being said your patience during this time will be greatly appreciated!

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TOWNCENTER RENOVATION



LAST	WEEK	

-Electrical Rough Install cont.

-Ceiling Tile Demo

-Drywall Material Delivery

THIS WEEK

-Framing & Elec. Inspections

-Flooring Delivery

NEXT WEEK

-Drywall Install

-Paint Prep

TO KNOWS

~ As of May 1st, FOR SAFETY PURPOSES, THE MAIN TOWNCENTER ENTRY POINTS WILL BE BLOCKED OFF AND UNAUTHORIZED ENTRY WILL BE PROHIBITED ~ Construction should span roughly 1 Months: *(Reopening of the Towncenter will be TBD

depending on construction progress)

~ Tahiti room will be open: Official Board Meetings & Official Committee meetings ONLY: Access t this room will only be from the double doors located on the West side of the towncenter next to t fitness center and tennis parking lot.

ISLAND WALK HOA

06/27/2025

IMPORTANT INFO

This project is to last approximately 2 months from the start date.

Parking lot in the Northeast corner of the property adjacent to the dumpster & Bocci court will be taped off for staging of Southwest Greens Equipment and materials during the duration of the project.

This week June 20-27th we accomplished the following:

- Completed base material installation and determination of final contours/% grades.
- Determined final cup locations
- Installation of pad over putting surface area.
- Installation of artificial putting material over pad.

ISLAND WALK PUTTING GREEN REPLACEMENT PROJECT

Southwest Greens is set to start our Putting Green Replacement Project on **Friday June 27th**, **2025**.

Southwest Greens will be replacing & upgrading our existing artificial turf putting green, which covers approximately 3,400 square feet. This project is aimed to expand the current footprint to approximately 5,100 square feet. The new putting green will bring higher quality, offering a highly realistic putting experience and enhancing the overall aesthetic appeal of the community.

Management is awareoftheslightinconvenience it will be to all Island Walk Homeownersandwiththatbeing said your patience during this timewillbegreatlyappreciated!

PUTTING GREEN RENEWAL PORJECT

Doyou have dead shrubs? Dying sod? A leaning tree? Havequestions or comments about IslandWalk landscaping? Don't know what to plant? Not sure what to do?

Email the Landscape Committee . . . IslandWalkLandscapeCommittee@gmail.com



To report Irrigation, Arbor or Landscaping Maintenance Issues Contact JUNIPER

Email: islandwalk@juniperlandscaping.com

-or-

Call: (239) 296-2653

- or -

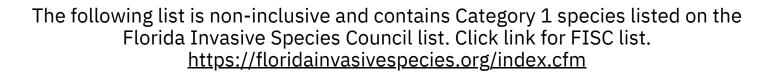
Submit a ticket through the "Juniper Sync" portal https://www.juniperlandscaping.com/crm/clients/landing

NOTICE: SOD INSTALLATIONS

Juniper reports as of 6/26 the sod fields are still too wet for cutting. We will be advised when harvesting will resume. If you have been told you are on the sod list, you have not been forgotten.



ISLAND WALK PROHIBITED PLANTINGS



For more information see the article on Collier County Invasives, or visit UF/IFAS Center for Aquatic and Invasive Plants by clicking the link <u>https://plants.ifas.ufl.edu</u>

Also included in this list are plants and trees which are considered a nuisance or pose maintenance issues.

- Fruit and citrus trees are prohibited under IslandWalk's Covenants.
- Common house plants, such as Philodendron and Pothos, become aggressive growers on tree trunks.

• The asterisk next to the species indicates plants can only be grown in containers.

Air Potato Areca Palm* **Asparagus Fern** Australian Inkberry **Australian Pine** Bamboo* Banyon **Bishopwood Bismarck Palm Brazilian Pepper** Cacti' Carrotwood **Castor Bean Catclaw mimosa Chinese Tallow Tree Chinaberry Tree Climbing Fern Downy Rosemyrtle** Ear Tree **Earleaf Acacia Eucalyptus** FiCUs* (all species. includes Rubber plant. excludes Green Island Ficus) Fruit and Citrus Plants and Trees* (only inside lanai) **Glorioso Lily** Hong Kong Orchid (approved for **Common Area only)**

Indian Rosewood Indian Spurge Italian Cypress" Jacaranda (approved for Common Area only) **Java Plum King Sago** Lather Leaf Melaleuca Norfolk Island Pine* Oleander **Orchid Tree Paper Mulberry** Philodendron* Pothos* **Rosary Pea Royal Poinciana (approved for Common** Area only) **Seagrape Tree (approved for Common** Area only) Schefflera Umbrella **Shoebutton Ardisia** Silk Tree Slash Pine Surinam Cherry Sword Fern (Tuberous, Asian) **Virginia Creeper** We delia **Women's Tongue**

*

JUNIPER UPDATE

Week of June 27th, 2025

Shrub Pruning - Cycle 4 of 9 Started on 6/2/25.

Team 1- Finished Ossabaw through Jarvis moving counterclockwise

Team 2- Finished Prescott through Valentia moving clockwise

Team 3- Finished Whidbey through Ellice moving clockwise Team 4- Finished fortuna through ½ of Charlton moving clockwise

Team 5- Finished entry through spine rd, town center and interior commons along iwc

Cycle 4 finish date Week of July 5th

Bed Weeds- Cycle 6 of 12 Started on 6/2/25 Spray Crew #1 - started west side commons removing invasive growth, vines and treating weeds moving clockwise. Spray Crew #2 - freeport through Andro's counterclockwise

Cycle 6 completion date 6.30.25

<u>**Mowing-</u>** #19 of 42 - Mowing of entire property was completed</u>

Debris Pickup- All acceptable debris picked up throughout the community as of 06/24/2025. **Did notice Wed that multiple street h/o's had and were placing debris at the road and continued through Thur. For debris to be picked up it needs to be placed at the street prior to the day of pick up; Andros Clockwise to Ossabaw placed Sunday, Island Pond Counter-Clockwise to Prescott placed Monday.

Fertilizer/IPM- Cycle 6 of 12 Started on 6/2/25 Turf insects treated Whidbey through Kingston

<u>Arbor-</u>

Sabal Palms - Started 1st week May (3-man team) -Tobago through Trinidad moving clockwise Backyard Oaks - Started 6/16/25 (4-man team) -Hawkesbury through Jarvis Magnolias - started 6/16/25 (4man team) - Hawkesbury through Jarvis Holly's - started 6/16/25 - (4man team(- Hawkesbury through Jarvis

<u>WetCheck-</u> Wet check 6 complete Wet check 7 starts July 1 Anticipated finish date: July 31

YARD DEBRIS PICK UP SCHEDULE

MONDAY - WEST SIDE	TUESDAY - EAST SIDE
Andros Bermuda Charlton Drummond Eleuthera IW Circle SW Freeport Guadeloupe Hawkesbury Inagua Jarvis Kingston Lasquetii Maupiti Martinique Navassa Ossabaw Town Center Circle	Prescott Queen Elizabeth Redonda St George Tabago Trinidad Upolo Valentia Whidbey Exuma Yakobi IW Circle NE Zanzibar Bravada Anguilla Cayman Barbados Dominica Ellice Futuna Gilford Hatteras Jude Island Island Pond

A small amount of vegetative debris* may be placed curbside in front of your property on the corner of the driveway or on the mulched area of the oak tree ring the evening before or by 7 am on the designated pick up day.

Please be respectful of your neighbors and store debris out of view until the designated day. Debris left out other than on the pick up day is in violation of IslandWalk rules.

On Wednesdays Collier County will pick up debris in paper yard waste bags (NO PLASTIC), in personal bins (up to 45 gal), or tied with twine in bundles no longer than 4 ft.



LAWN DEBRIS DO'S & DON'TS

Don't leave large piles of debris for Juniper. Our contract does not provide for pick-up of large amounts.

Don't allow your private landscaper to leave debris behind after they have trimmed your trees or shrubs.





Do - put **small amounts** of lawn trimmings and fallen fronds at the street in <u>front of your home</u> on Monday or Tuesday. Juniper picks up the West side on Mondays and the East side on Tuesdays.



DO – use **PAPER ONLY LAWN WASTE BAGS** which are picked up on <u>Wednesdays</u> by the county (trash day)

ACC MEETING TIME & DATES

1st and 3rd, WEDNESDAYS AT 2:30 PM (NEW TIME)

July 2nd & July 16th August 6th & August 20th September 3rd & September 17th October 1st & October 15th November 5th & November 19th December 3rd & December 17th

new residents welcome

Due to the <u>ongoing Town Center</u> <u>renovations</u>, the New Residents Welcome will not be held during the months of June, July and August. An announcement will go out when we are able to resume the welcomes.

- Communications Committee

FROM ACC: ATTENTION ISLANDWALK RESIDENTS!

Planning Exterior Work on Your Home or Yard?

You MUST Get Prior Approval from the Architectural Control Committee (ACC)

What Needs Approval?

Any work that changes the outside appearance of your: Home (Unit) /Yard (Lot) /Landscaping/ Outdoor Lighting

Avoid Delays – Follow These Steps:

Before submitting your application, read the Board-approved ACC Requirements & Procedures (Rs & Ps) – Dated 4-9-2025 for your project

Where to Find It:

<u>www.islandwalk-hoa.com</u> \rightarrow Documents \rightarrow ACC Forms \rightarrow Updated Rules and Procedures

Or pick up a copy at the Castle Office

Application Checklist – Don't Forget:

- Homeowner signature, address, email, phone (+ easement neighbor, if applicable)
- Detailed description of your project
- Photos, drawings, specs, or samples
- Marked plot plan/survey showing location of work
- \rightarrow Request by **email** or **in person** at the HOA office
 - Use the correct ACC form: Painting Roof Replacement Generators
 - Landscaping
- \blacktriangleright All other projects \rightarrow use the General Application Form

Help the ACC help you - submit a complete and accurate application!

Questions? Contact the HOA office today 239-513-0045

post office information

Hours Monday- Friday 10am-2pm

Upcoming <u>Friday July 4th</u> Post office will be closed in observance of Independence Day

Reminders! CASH AND CHECKS ONLY Post office no longer has a credit card machine.

Mail Carriers are still available to help you after 2pm please open your mailbox and call out for help.



BOHRD MEETING MINUTES: JUNE 11, 2025

Meeting Minutes

I. Call to Order - Called to order by A.G. at 2:05 PM

II. Establish a Quorum – Anne Golino – President; Angie Striebel – 1st Vice President; Dan McDonald – Secretary; Directors Bill Chisum, Laurie McGrath and Sue Schmidt. Castle Group – Jennifer Stopka – Vice President of Operations; Billie Parker – General Manager; Janis Potter – Assistant General Manager; Harshil Patel – Communications Coordinator. VIA ZOOM: Thomas Giles – Treasurer **III. President's Opening Remarks –** Anne Golino

a. Theresa Frick, former Board President has passed. She was an instrumental part of the community being very active in many capacities. She will be greatly missed.

b. Rainy season has started, sod program is back in motion. Whidbey to Jude Island is done. If any owner has issues with their sod, Anne and Rosemary Hamtil will be happy to speak to you.

c. The "old rug" at the putting green has been removed and the area has been leveled and widened.

d. Castle employees came in on Saturday, June 7 to clear the boxes and dated documents from the attic above the Fitness Center. 70 boxes were removed and sent to destruction with about 70 more remaining.

e. Resort pool has some issues with phosphate levels. First Class Pools is working on solving this issue – it may take a month or two due to the rain

IV. Committee Reports – Angie Striebel

a. She just received a revised charter from the Lifestyle Committee. As no other Board members have had the opportunity to review it, this was tabled.

V. Comments by Unit Owners**

a. Barbara Maltz - 5046 Kingston noted she is experiencing issues with Juniper. She met with Board President A.G. to point out specific issues like dead plants and shrubs. She is concerned as she has not received any follow-up. A.G. noted that this address is on the "dead and dieing" list. Lots of work has been on hold due to no rain (i.e. dead plants can not be replaced with live ones). However, this work should commence as the rains have returned. If a homeowner has an issue, please contact A.G.

VI. Meeting Minutes to Approve - May 28, 2025

a. A.S. made a motion to approve the May 28, 2025 minutes. B. C. wanted to include detailed financial information and to amend the minutes to include T.G.'s 2025 and 2025 surplus information and motions. Second by B.C. to approve the amended minutes. Motion passed unanimously.

VII. Old Business

a. A.G. indicated the restaurant lease is ready to go. The lease has been sent to Gabriel (restaurant owner) for review/signature. The Finance Committee wanted more rent with a shorter term. The new lease is \$3,000/month and a 5 year lease, with two 1-year renewals. b. Kristin Paulson spoke about residents concern of the lack of tables in the living room and the need for more gaming tables in the Towncenter. All chairs have been replaced; there are 12 tables for cards and mah-jong.

c. Short video clip on the old document (1996-2023) removal was presented, showing before and after results

VIII. New Business

a. Roads Repaving Phase 1 - Recommendation from June 5th Finance Committee Meeting i. Jeanne Bicanich talked about Phase 1. The Finance Committee recommends 1) keep contract to \$1M and, 2) keep full depth mill. A discussion followed regarding the two proposals; one at \$1,211.680 and a second at \$1,057,883, as well as the specs. Reduce streets from 18 to 16 and a full depth mill. Terry Butler talked about contingency risks. Past Boards approved higher numbers; if issues arise additional funds can be approved at a Board meeting. S.S. asked about irrigation issues and, if irrigation could be addressed concurrently with road repaving. J.B. stated there was an irrigation study in progress. <u>D.M. made a motion to approve \$1,057,833 and a full depth mill for Andros to Ossabaw. Second by</u>

<u>B.D. Motion passed unanimously. A.G. made a motion to accept Ross</u> <u>Berner Construction (second bidder) second by T.G. Motion passed</u> <u>unanimously</u>

b. Lakes Committee Mission and Charter - Discuss and Approve

i. Dick Norwood provided a revised synopsis to update the current Lakes Mission to reflect Southwest Florida Water Management's standards. <u>L.M. made a motion to accept the updated Mission,</u> <u>second by S. S. Motion passed unanimously</u>

c. Letter from Wallace and Laurel Polhemus, 4683 Navassa Lane Regarding the Architectural Control Committee's (ACC) Decision to Reject an Application for Driveway Pavers

i. Mr. Polhemus asked the Board to consider his driveway extension. Originally widened 3' and is asking to widen it further. A.G. stated that in 2024, the Board approved a 3' extension only for pavers. <u>A.G. made a motion to deny the request, second by L.M.</u> <u>Motion passed 6-0 with T. G. abstaining</u>

e. CARO - 5694 Eleuthera Way

i. No visit had been made to this property. The tree may just need to be trimmed. This was tabled

f. Landscaping Proposals

i. Proposal #337790 – Palm Removal in the Amount of \$3,610 <u>A. G.</u> <u>made a motion to accept the proposal, second by L.M. Proposal</u> <u>passed unanimously</u>

ii. Proposal #343207 – Logan Wall Plant Removal in the Amount of \$3,467.20 <u>A. G. made a motion to accept the proposal, second by L.M. Proposal passed unanimously</u>

iii. Proposal #343608 – Removal of Holly Trees and Install Silver Buttonwood Trees in the Amount of \$8,392.35 <u>A.G. made a motion</u> <u>to table the proposal, second by S.S.</u>

iv. Proposal #344371 – 4688 Ossabaw Sod and Soil for Mainline Break in the Amount of \$502.50 <u>A.G. made a motion to accept the</u> <u>proposal, second by D.M. Proposal passed unanimously</u>

v. Proposal #344792 – Irrigation Repairs 6/2/25 in the Amount of \$4,985.74 A.G. talked about the cost of irrigation repairs. The 2024 budget was \$350K; total cost was \$622K. A study was conducted. Russ Geiger was a great help, out of the 16 pump stations & were looked at and had lots of problems. A Task Force was created, members Scott Hines, Rick Desjardins, Alberto (from Castle) and Rich Megliore. The findings were sent to Zane at Juniper. <u>A.G. made</u> <u>a motion to approve the proposal, second by T.G. Proposal passed</u> <u>unanimously</u>

IX. Adjournment

a. A.G. made a motion to adjourn the meeting at 3:45PM, second by A.S. Motion to adjourn passed unanimously