

Highlights of HOA Board Meeting – July 9, 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 putting green is almost done, but please do not walk on the surface yet as work remains to be done damage could result.
- b. The Town Center renovations have resumed now that the work to date passed inspections.
- c. The 2026 budget process has begun with information sent to committees to receive their input.
- d. The Lakes are full after recent rains. They are at 11.1 feet.
- e. After much back and forth, Collier County has agreed that it is responsible under the community PUD for maintaining and repairing the outfall structure on the front of the community. They will inspect the area for issues including whether a pipe collapsed under the structure, and repair as needed.
- f. Cindy Velasquez has been hired as the new compliance officer.

Committee Liaison Reports

- a. Gus Stuhldreher noted that he was impressed by how well organized, diligent, and efficient the ACC is with its meeting agenda after attending his first meeting.
- b. Sue Schmidt noted on behalf of the Lakes Committee that lake levels are regulated such that once lake levels hit 10.1 feet, amounts above that begin to flow into overflow channels outside the community. With lakes currently at 11.1 feet, the outflow will continue until the 10.1-foot level is reached.
- c. Angie Striebel noted that Maribel Ortiz has been hired as the new Activities Director. Residents may be familiar with Ms. Ortiz as she served Island Walk under prior management. She begins in August.
- d. Louise Gallagher reported that the Racket Sports Committee will have fundraisers in November and December of 2025. The November event is the second annual cook out and will benefit area veterans. The December event is a pro-am and will benefit Champions for Learning.

Comments by owners

None.

New Business

Flashing pedestrian crossing sign: alternatives are being investigated to address concerns about excessive lighting intensity. When the investigation is complete the issue will return to the board agenda.

St. Moritz, the guardhouse contractor, reported that the flashing stop sign did not appear to have improved compliance. Additional speed bumps are not an option as Collier County no longer approves new bumps due to damage caused to fire trucks. One possibility is to repaint the solid line at the stop sign to reinforce the need to stop. Near-miss incidents and accidents have occurred due to failures to stop for the stop sign.

Barriers are being investigated for the fronts of the salons, due to concerns that motorists may jump the curb as has happened nearby.

CONCUR voted against carrying over any 2025 surplus to 2026. The feedback is that the request was premature as the amount of the surplus is unknown this early in the year and the 2026 budgeting process has just begun. The issue will be revisited in the fall when the 2026 budget is prepared and the 2025 surplus is better defined, with the hope that CONCUR Will have the information needed to approve the rollover. Rolling the surplus over to 2026 has significant tax benefits.

P.J. Stakelum presented proposed rules for usage of the new putting green and chipping area, and a charter for a new Putting Green Committee. The new green is high quality and needs to be protected from damage by improper use such as bicycling. The rules and charter were adopted with minor modifications. Concerns were expressed, however, about the proliferation of committees reporting to the board. This may be addressed in future board planning.

Several landscaping and irrigation projects were approved, including repair of grounding rods and installation of additional grounding rods for the irrigation system. This is being done on the recommendation of the irrigation engineer who studied our system. Better grounding should reduce repairs of controls damaged due to lightning.

It was suggested that distribution to board members of hard copies of board meeting packets be reduced or eliminated to save trees and costs.