

## Highlights of HOA Board Meeting – August 13, 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. Following today’s relatively short business agenda we will adjourn for a meeting at which homeowners may provide comments on anything of interest.
- b. The Town Center renovation continues on schedule for completion by October 1, 2025. New flooring is being installed and looks great.
- c. Collier County evaluated the underground pipe at the outfall/weir in front of the community near Dominica Way and Ellice Way. The County will provide a written report shortly which will guide repair needs and who is responsible for paying.
- d. The restaurant renovation started on August 4, 2025. The ceiling has been removed, allowing HVAC ducts to be inspected. New insulation, flooring tiles and lighting will be installed.
- e. The road paving project starts on August 18, 2025. Information is available from TownSquare and will be sent to homeowners. The project is expected to take 6-7 weeks, starting at Ossabaw and working counterclockwise around the west side to Andros. Contrary to some rumors, individual streets will be useable after pavement is removed (milled) and before new asphalt is paved. After paving, roads will be unusable for 24-36 hours. Residents are encouraged to minimize travel needs, stop deliveries, and avoid scheduling appointments on paving days. Vehicles may be moved in anticipation of paving day and parked in Town Center lots or on IW Circle, IW Boulevard, and similar community streets. CONCUR representatives will be asked to help round up volunteers to supply and drive golf carts to usher residents to their vehicles if necessary.
- f. The putting green is closer to being ready to use. Some landscaping of the surrounding area remains. The Putting Green Committee seeks new members, particularly women. Events will be planned including for families to use the green.

### Committee Reports

A revised Racquet Sports Committee Charter was approved.

Infrastructure: Replacing fading and sagging slings on the resort pool chairs was requested before a price increase goes into effect. This will extend the life of the chairs by 5-8 years at a cost of about half of the cost of buying new chairs. The request as approved.

## **New Business**

President Golino and Rosemary Hamtil, chair of the Landscaping Committee, visited several homes regarding sod needs. Extensive sod replacement was approved. We are working closely with Juniper on installing sod in a way that maximizes its chance of survival.

The Board granted a homeowner request to remove an oak tree at the owner's expense in view of expert analysis provided by the homeowner that supported the need for removal due to damage of surrounding areas. This expert analysis was developed after the original application to the ACC, which rejected the request due to the lack of evidence of imminent damage.

Palm trees are receiving a second coconut trimming earlier this year, before peak hurricane season.

Several landscaping projects were approved including applying a wetting agent to sod as needed to help reduce stress from dry periods.

## **Owner comments following business meeting: Open Forum**

The Paint Together Group requested the opportunity to resume meeting in Town Center once renovations are completed. The group has existed for over 20 years and has participated and been recognized in many successful art shows and events. They have always maintained a clean working environment and will continue to do so. The Board acknowledged their good reputation and success and indicated that there was no known formal action taken to prohibit them from using Town Center, and confirmed they will be able to use it going forward as other groups.

Phase Three of the Town Center renovation was discussed. Concerns were expressed about whether the Board may make substantial changes to the preexisting plan for Phase Three, which includes (for example) an additional stall in the women's room. The Board has placed a pause on that phase, in part to allow the community to resume use of the Town Center areas that are done after a long wait. The Board is reviewing the plans for Phase Three to see if cost savings are possible while maintaining high quality consistent with the excellent look of Phases One and Two. The Board recognizes that extensive thought has already gone into planning. Phase Three was planned several years ago, and the Board considers it prudent to review the plan and its costs before proceeding.

An owner asked whether a rumored extra \$20,000 was spent on the pickleball study. The owner was assured that no such additional expenditure has been or will be incurred on the study, which is expected to be slightly under budget. The study should be done in September.

Concerns were expressed about how some sod is dry and landscaping appeared undone. President Golino explained that we are trying to balance providing the irrigation necessary for a beautiful community against the need to reduce water usage due to the Southwest Florida Water Management District's recent decision to provide a 20-year extension on our water license conditioned on a significant (over 20%) reduction in our water allocation. Waterings will continue twice a week during rainy season. Waterings days have been rearranged to be spaced more equally (Sunday/Wednesday or Monday/Thursday). Island Walk has not received as much rain as expected. Juniper has also been asked to apply weed killer more carefully to avoid killing grass. Meanwhile, a new approach to sod plantings worked out with Juniper seems to be paying dividends in fewer failed sod plantings.

**Submitted 8.14.2025**

**Daniel McDonald, Secretary**