

Highlights of HOA Board Meeting – September 24, 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 large turnout for the meeting is great.
- b. There is much good news to report. The Town Center renovation and restaurant renovation are both almost complete and expected to come in under budget.
- c. The roads project is done except for power washing and other cleanup.

Committee Reports

Lakes Committee: Barry Schroeder of the Lakes Committee introduced Kamila Perez, Residential Horticulture Agent/Master Gardener Coordinator, University of Florida/IFAS Extension Collier County. Ms. Perez addressed Island Walk’s lake system and our responsibility to Collier County to maintain water quality in perpetuity as well as the benefits to the community of a well-maintained lake system. She described the characteristics of a healthy pond. The community has about 85,000 lineal feet or 17 miles of shoreline, at least 9,405 feet of which must have littoral plants—although even more plants may be better for preventing erosion, protecting landscaping, supporting aquatic and other wildlife, and maintaining water quality. Tape grass was noted as helpful to increase water clarity, reduce erosion, and help the fish ecosystem. The Lakes Committee took over water sampling in about 2020 and could use help if anyone is interested in gathering water samples or desk work to support sample processing. Our lakes are “not bad.” Ms. Perez can be reached at kamila.perez@ufl.edu for any questions related to the lake system.

President Golino thanked the Lakes Committee, chaired by Dick Norwood, for helping Island Walk to develop a stellar reputation in lake management. Other communities visit Island Walk to benchmark best practices.

General Manager Report: Billie Parker.

The Town Center renovation and Casa Cozelli restaurant will both reopen soon.

Maribel and Billie set up an online portal to pay for events, due to popular demand from residents.

The Halloween party tickets are selling well. The Halloween kids’ trolley will happen again this year.

The community's patience is appreciated as Castle staff cover the duties of those staff members taking PTO or vacation days.

Project Manager report: Shawn Van Whervin

As of September 24, 2025 cabinetry, millwork, trim, and minor electrical work were in progress with the Town Center renovation. Final work including painting, drapes, furniture, glass, and final inspections remains. A grand opening is expected October 15, with all work (including large glass panels) expected to be completed by mid-November.

The geothermal project at the lap pool and resort pool continues with installation of parts and pumps.

Treasurer Report: Tom Giles

Through August we are \$600,000 ahead of the budget. Major expenses late in the year including mulch will likely reduce the surplus by year's end. Operating cash on hand at the end of August totaled \$2,000,000, reserves totaled about \$2.5 million. As decided over the summer, the 2024 surplus of \$324,000 will transfer from operating to reserves, leaving about \$1.7 in operating cash and \$2.3 in reserves.

Tom also explained the budget process. Florida HOA statutes require us to do an annual budget. Our governing documents require a board-approved budget for the following year by November 1 (60 days before the end of the year). As in prior years, to prepare to meet this deadline, the Finance Committee formed a subcommittee to meet with the various committees of the community regarding their budgetary needs and requests for 2026. A draft comprehensive budget was compiled which includes all requests from the committees, coupled with entries for other expenses not included in the committee requests such as the landscaping contract (Juniper), management contract (Castle), and an allocation for reserves. The Finance Committee draft budget identifies revenue sources to meet the expenses in the draft budget, including the amount of assessments needed.

The budget to be considered for dissemination to the community today is the draft budget prepared by the Finance Committee based on the above process. The Board had no input into this draft budget and has not made any decisions regarding the budget. Instead, the community will have a chance to review the draft budget and provide comments to the Board over the next 2-3 weeks. The Board then has an opportunity to make changes and must pass a final budget by the end of October, preferably the October 22, 2025 Board meeting. This allows for transparency to the community and input from the community before a budget is finalized.

Infrastructure/Road Paving Report: Jeanie Bicanich

The construction for phase one of the road paving project was completed on September 11. The project stayed on budget and resulted in a quality product. It took 25 calendar days,

1 day longer than scheduled. The contractor, Russ Berner, will return for final cleanup. The cooperation of the community led to the success of the project. Juniper responded quickly to an unexpected irrigation repair issue, helping to stay on schedule. Two relatively small sinkholes were unexpectedly encountered and fixed quickly. Some lessons were learned and will be incorporated into planning for phase two.

Thanks were expressed to residents, street representatives, Castle, Juniper, the gatehouse, Velocity engineering, Russ Berner, the Infrastructure Committee's roads team, and volunteers Mary Jones and Andrew Pince.

Tom Giles presented a delinquent account report. Two of four suspended accounts have been paid in full. We continue to pursue remaining delinquent accounts but overall are in great shape.

Comments by Owners:

A number of owners commented on the budget process and pickleball expansion. Their comments begin at minute 58 of the video of the board meeting available at this link: <https://www.youtube.com/watch?v=e63O0Ofx2o0>

President Golino noted in conclusion to the comments that just today she received word from the Racket Sports Committee (RSC) that Collier County approved the permits for the draft proposed pickleball project submitted. She reiterated that the RSC had requested pickleball expansion and that is why it is in the draft budget. Also, a reserve study should be completed next week.

The Board voted to distribute the draft 2026 budget to the community.

Various Juniper projects were approved and ratified including redoing the stone beds around the resort pool. Billie from Castle discovered that our old pest control vendor had not performed work in a long time. A new vendor was chosen and approved.

Various dead and dying plant projects and irrigation repairs were approved. To improve appearance, six Sylvester Palms in front of Town Center will be painted an attractive color.

Submitted 9.26.2025

Daniel McDonald, Secretary