

Highlights of HOA Board Meeting – October 8, 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. Casa Cozelli reopened with a great turnout. The remodeling looks great.
- b. Town Center remodel grand opening party is Wednesday, October 15.
- c. The Board continues to discuss the budget and plans to adopt a final budget at the October 22, 2025 meeting for the community to review.

Committee Reports

The Board approved an expenditure for a treatment sought by the Lakes Committee to reduce tape grass. It helped reduce tape grass last year and is being used again this year with an additional treatment in the fall to increase effectiveness. Tape grass has dropped recently but we had higher levels than desired over the summer, especially in the north lakes. We hope the additional treatment will reduce tape grass growth going forward.

Comments by Unit Owners:

Nicholas Krot spoke against funding pickleball expansion because it benefits a small number of people while the green space benefits everyone.

David Granfield of Prescott spoke in favor of pickleball expansion. The Racquet Sports Committee presented a written proposal explaining the proposal for additional courts. Misinformation has been spread about the proposal on social media and by Concur. Concur should gather the votes of the homeowners but should not try to influence the vote. The courts have benefited the community through healthy activities and socialization. Pickleball is valued by prospective homeowners according to real estate agents.

Macie Pereira of Town Circle West said that some people are in favor of pickleball but against pickleball expansion into the green space. Loss of green space will impinge upon the quality of life of nearby homeowners.

Molly Champion of Town Center Circle shared a presentation on behalf of other owners opposing pickleball expansion. The expansion benefits a “special interest group” at the expense of the community. Reserves are low and the money should not be spent on

expanding this amenity. Expansion exposes the community to legal action if information is not adequately presented. While the expansion may have been worked on for two years, the study was only completed recently. The community has only had a month to consider it. Expansion will reduce property values for those near the courts. In season the courts are busy 14 hours a day. Only about 40 people use the courts at peak times. Street parking is limited. Certain other comparably large communities have four courts or less. A seven-minute wait for courts in season does not warrant expansion. We want a noise study to be done.

Ray Milavsky of Hawkesbury spoke about referring to pickleball players as a “special interest group.” People who use other amenities such as the putting green or the pool are not called a “special interest group.” The term is divisive and fails to appreciate that a large community like ours has a variety of amenities. He has walked the backyards of Hawkesbury near the courts and cannot see how expansion will affect the ability to see green space. The pickleball community is much larger than 40 people as different people play on different days and times. The drawings of the proposal show plenty of green space will remain in the area by the proposed courts. The waits for courts are significant enough that people turn around and leave. The cost is only about \$90 per unit to make the amenity more inviting. Views for and against should all be respected without us pitting ourselves against each other.

David Andreoni spoke on expansion, saying misinformation is on both sides. If there is data showing demand for our pickleball courts, that has not been shared with the community. There is no set standard for the number of courts. One tennis court could be converted into four pickleball courts. We need more time to gather and present information and vet the proposal.

Rick Leach said he recently moved to Island Walk in large part because of pickleball. He started a pickleball club in Nashville and has played in several states. The growing demand for courts is an issue across the country. If the wait is too long, it is not healthy as muscles tighten between games. Expansion is good for the community.

New Business

The Board approved funding a test proposal from the Landscaping Community to modify the annual purchase of mulch by purchasing pine straw for some of the community areas. Using some pine straw reduces the cost for the community from about \$227,000 to about \$207,000. Feedback is sought from the community after it is installed in November.

The Board approved an agreement with Collier County to host voting for the 2026 primary and general elections at Town Center. This is a convenience for residents. Collier County will pay rent of \$300.

The Board approved a change of registered agent for the HOA to our new law firm, Becker & Poliakoff.

Various landscape projects were approved including one improving access to the Redonda lift station for maintenance workers as well as projects for new sprinklers related to new sod replacement, irrigation repairs due to root growth and improved coverage, the annual fall flower plantings in community areas, and rock to cover new areas behind the restaurant created due to the installation of equipment for the restaurant renovation.

Submitted 10.14.2025

Daniel McDonald, Secretary