

Island Walk Homeowners Association, Inc.
A Corporation Not-For-Profit

Date: Wednesday, October 8, 2025
Time: 2:00 PM
Place: Town Center – Tahiti Room
6155 Town Center Circle #101
Naples, FL 34119

Board Meeting Minutes

- I. Call to Order – called to order by **A.G.** at 2:00 PM
- II. Establish a Quorum – Anne Golino, President; Angie Striebel, 1st Vice President; Tom Giles, Treasurer; Bill Chisum, Louise Gallagher, Laurie McGrath and Gus Stuhldreher, Directors. Castle Group – Jen Stopka, Vice President of Operations; Billie Parker, General Manager; Janis Potter, Assistant General Manager and Harshil Patel, Communications Coordinator. VIA ZOOM – Dan McDonald, Secretary and Sue Schmidt, Director
- III. President's Opening Remarks – **A.G.**
 - a. Casa Cotzelli re-opened on October 1, 2025. There was a great turnout for the event. Please stop in, say hi and have dinner or a drink
 - b. Town Center Gala is set for October 15, 2025. Stop by between 4-7 PM to see the renovation and enjoy some appetizers, drinks and music.
 - c. Board is still discussing the 2026 budget
- IV. Committee Reports
- V. Comments by Unit Owners**
 - a. **Nicholas Krot** – People work together for the betterment of the community, not for the benefit of a few. Less than 2% of the Island Walk population plays pickleball. 100% of the community benefits from the green space. Urged to reconsider and vote or survey on the expansion
 - b. **David Grainfield** – Process of expanding pickleball has been on-going for 3 years. A proposal was created but there was a lot of mis-information and dis-information. CONCUR is not to influence the vote, only to obtain a consensus. Pickleball is growing; prospective buyers ask about pickleball.
 - c. **Macy Perierra** – No one is anti-pickleball, but anti-pickleball expansion. Neighbors in the immediate area do not want their quality of life impinged upon
 - d. **Molly Champion** – The proposed pickleball expansion is prioritizing usage for a small group. The expansion is the largest of all increased 2026 budgets. This is an on-going expense as the courts require maintenance. Insurance issues – noise. Threatens to decrease property values. During season, vendors and guests are not able to find parking. Stop unnecessary spending and take care of existing amenities
 - e. **Hayley Smith** - Neighbors have not been provided enough information about the expansion
 - f. **Ray Milavsky** – The term “special interest group” pits one against another. If I use an amenity, do I represent a special interest group? The proposal given to the Board was all-inclusive.
 - g. **David**- Exaggeration and hyperbole on both sides. When does demand happen? There is no standard for the numbers of courts per homes; however, there is a standard for expansion. If there is a capacity issue, one tennis court can be retrofitted in to 4 pickleball courts
 - h. **Rick Leech** – Moved to Island Walk for the community and for pickleball. Has been playing for 7 years in many communities across the U.S. Expansion seems to be an issue everywhere. There is lots of demand for play during season; players get little court time and have to sit out play for long periods
- VI. Meeting Minutes to Approve – September 24, 2025
 - a. **D.M.** noted a revision to Item X, Meeting Minutes to Approve. **D.M. made a Motion to approve the September 24, 2025 draft minutes as amended, second by T.G. Minutes approved 9-0**
- VII. Old Business – N/A
- VIII. New Business
 - a. Project Request Form – Fall Sonar Treatment Proposal in the Amount of \$8,950.00 – **RATIFY Dick Norwood** – Lakes Committee. The lakes are looking good. Lots of floating tapegrass at Lake 14. Spoke to Advanced Aquatic. They suggested an additional sonar treatment. This will be done the end of October/beginning of November. Another treatment will be applied in the Spring of '26. **L.G.** thanked Dick and the Lakes Committee for on-going work and for being proactive. **A.S. made a Motion to approve the Fall Sonar Treatment in the amount of \$8,950.00, second by G.S. Motion passed 9-0**
 - b. Golden Golf Services LLC – Estimate/Contract 10219 – Revised In the Amount of \$206,941.24 **A.G.** talked about the cost of mulch which has been increasing over the years. To keep costs down, pine straw will be used in the common areas (with mulch in residential areas). Some pine straw was tested by the tennis courts with an excellent result. Golden Golf submitted a revised

estimate to lessen the amount of mulch and to add pine straw. **A.G. made a Motion to approve Golden Golf Services, LLC Revised Estimate in the amount of \$206,941.24; second by L.M. Motion passed 9-0**

- c. Facility Use Agreement for Election Day for Precinct 315 – Primary and General Elections for 2026 – Discussion and Approval **A.G.** indicated the need to approve use of the Town Center for 2026 Elections. The proposal is required to be signed as per Collier County. **A.G.** questioned the last sentence in paragraph 2 “Also included is the use of the parking lot.....and kitchen facilities.” **A.S.** indicated the poll workers can not leave the facility so they would be using the restrooms, parking and kitchen (refrigerator and lunch). **L.M.** also noted the County would be submitting a check for the rental of the facility in the amount of \$300 **L.M. made a Motion to accept the Facility Use Agreement for Election Day for Precinct 315, second by B.C. Motion passed 9-0**
- d. Resolution to Approve Change of Registered Agent **A.G.** noted Island Walk has retained Becker Poliakoff as new legal counsel. **D.M.** clarified the change of registered agent is required by the State. Becker will have the authority to receive legal documents (ex. Complaints). **A.G. made a Motion to approve the Change of Registered Agent to Becker Poliakoff; second by D.M. Motion passed 9-0**
- e. Landscaping Proposals
 - i. Proposal #360537 – REVISED Redonda & IW Blvd Lift Station Enhancements in the Amount of \$2,790.00 **A.G.** noted this is needed as removing some hedges will allow easier access to the Lift Station. **A.G. made a Motion to accept the Proposal in the amount of \$2,790.00, second by G.S. Proposal accepted 9-0**
 - ii. Proposal #363675 – Island Walk Irrigation Repairs 09/23/25 in the Amount of \$797.00 **A.G.** noted irrigation is reviewed prior to the installation of mulch. **A.G. made a Motion to accept the Proposal in the amount of \$797.00, second by B.C. Proposal accepted 9-0**
 - iii. Proposal #364333 – Irrigation Repairs 9/26/25 in the Amount of \$7,500.46 **A.G.** indicated these repairs were due to oak trees. **G.S.** asked if a root barrier could be used; **A.G.** replied “no.” **A.G. made a Motion to accept the Proposal in the amount of \$7,500.46, second by L.M. Proposal accepted 9-0**
 - iv. Proposal #364563 – REVISED Fall 2025 Annual Color Rotation in the Amount of \$14,061.00 **A.G.** noted this is done seasonally. Finance Committed has approved the proposal. **S.S.** asked if perennials could be utilized. **A.G.** indicated we will keep with what has been happening the past 10 years. **Donna Poach** said the Landscape Committee has been reducing the amount of perennials. **A.G. made a Motion to accept the Proposal in the amount of \$14,061.00, second by L.G. Proposal accepted 9-0**
 - v. Proposal #365191 – Tree Removals in the Amount of \$1,840.00 **A.G.** said this is for removal of dead palm trees. **A.G. made a Motion to accept the Proposal in the amount of \$1,840.00, second by G.S. Proposal accepted 9-0**
 - vi. Proposal #365507 – Rock Install Behind Restaurant in the Amount of \$1,478.50 **A.G.** indicated rocks were removed after the installation of 2 new mini-split units at the restaurant. The rocks are needed to help with the condensate run-off. **A.G. made a Motion to accept the Proposal in the amount of \$1,478.50, second by B.C. Proposal accepted 9-0**

XIII. Adjournment **T.G. made a Motion to adjourn the meeting at 3:04 PM**