

Island Walk Homeowners Association, Inc.

Date: Wednesday, January 14, 2026

Time: 2:00 PM

Place: Town Center – Tahiti Room
6155 Town Center Circle #101
Naples, FL 34119

Meeting Minutes

- I. Call to Order – **A.G.** called the meeting to order at 2:00 PM
- II. Establish a Quorum – Anne Golino, President; Angie Striebel, 1st Vice President; Tom Giles, Treasurer; Dan McDonald, Secretary; Bill Chisum, Louise Gallagher, Laurie McGrath, Sue Schmidt and Gus Stuhldreher, Directors. Castle Group – Kristin Meucci, Regional Director; Billie Parker, General Manager; Janis Potter, Assistant General Manager and Harshil Patel, Communication Coordinator
- III. President's Opening Remarks – **A.G.**
 - a. Happy New Year! The grand opening of the putting green is on January 17, 2026 at 10:00 A.M.
 - b. Informational Meetings for prospective candidates will be held on January 15, 2026 at 11:00 A.M. and 7:00 P.M. in the Tahiti room.
 - c. There will be a Rules and Regulations Workshop on January 20, 2026 at 2:00 P.M. in the Tahiti room.
 - d. Dick Norwood, of the Lakes Committee, will talk about what is going on later in the meeting.
 - e. Irrigation is now twice per week. Meeting with Naples Electric Pump regarding the pump stations – status, replacements, etc.
 - f. All dogs must be leashed!
 - g. The speed limit in Island Walk is 25mph. People still speeding – please pay attention!
 - h. Bicyclists should have a bell or device to notify walkers while on the lake paths. Walkers in the roads during early morning should wear reflective clothing or, carry a flashlight.
- IV. Committee Reports
 - a. **Ira Levy** – Election Committee. Upcoming election; 5 positions open. Informational meetings are coming up, please attend if you are interested. The cut off date to submit a Notice of Candidacy is February 16, 2026 at 5:00 P.M. Lastly, please sign up for electronic voting. It is easy and, most importantly, saves the HOA money!
 - b. **Becky Laemel** – Racquet Sports Committee. The December charity event raised \$19,000 this year's charity, Champions for Learning. Over the years, Island Walk has raised money and donated for various charities throughout Collier County. Becky also commended the CERT team on their work and commitment.
- V. Comments by Unit Owners** - N/A
- VI. Meeting Minutes to Approve – January 14, 2026
 - a. **D.M.** noted the following corrections: III. f. remove "direct"; VIII. a. Motion second by D.M.; m. Motion withdrawn; o. correct Motion to read "duration of ownership (temporary)"; q. (i) Motion second by T.G.; (vii) Motion second by D.M. **T.G. made a Motion to accept the Minutes with the noted corrections, second by T.G. Motion passed 9-0**
- VII. Old Business – N/A
- VIII. New Business
 - a. Project Request Form – Installation of New Compressors and Cabinet on Lake 17 to Be Completed in 2026 in the Amount of \$12,059.00 – With Short Report from Dick Norwood, Chairman of the Lakes Committee
 - b. Project Request Form – Installation of New Compressors and Cabinet on Lake 5 to be Completed in 2026 in the Amount of \$12,043.04
Dick Norwood – talked about the current depth of the lakes (about 9.1'). This is the lowest since 2017. Not much rain and erosion is a factor as well – especially by the bridges. The drains need to be checked as well as washouts. **Shaun Van Whervin** is working with vendors to address these issues. Dick also talked about the improvements that were made (fish and littoral management), as well as the need to replace the compressors in lakes 5 and 17. Compressors will be replaced as needed. Dick also indicated that, as of March 31, 2026, he will be stepping away from the Lakes Committee; however, he will stick around to help. There is a binder in the library with the history of the Lakes that is available. **A.G.** thanked Dick for all his work and effort over the past 7 years. **A.S. made a Motion to accept the installation of new compressors and cabinet on Lake 17 in the amount of \$12,059.00, second by L.M. Motion passed 9-0**
A.S. made a Motion to accept the installation of new compressors and cabinet on Lake 5 in the amount of \$12,043.04, second by L.M. Motion passed 9-0

- c. Project Request Form – Purchase Trailer and Pressure Washer Equipment to Clean Larger Areas (bridges, parking lots, car wash, etc.) in the Amount of \$7,965.32
B. P. noted approval of this request was granted at the December 10, 2025 Board meeting and at the January 13, 2026 Finance Committee meeting. **G.S.** asked if this equipment is being purchased in addition to the power washing contract. **B. P.** answered yes. Maintenance personnel will be trained as well. **A.G. made a Motion to accept the request for purchase of a trailer and pressure washer equipment to clean large areas in the amount of \$7,965.32, second by G.S. Motion passed 9-0**
- d. Naples Electric Motor Works – Proposal #260601 to Replace the Motor at the Valentia/Upolo Pump Station in the Amount of \$3,494.49 – **RATIFY**
A.G. made a Motion to ratify proposal #260601 to replace the motor at the Valencia/Upolo pump station in the amount of \$3,494.49, second by S.S. Proposal ratified 9-0
- e. Introduction of Gregory Cuiffreda, Compliance Coordinator
B.P. introduced Gregory Cuiffreda as the Compliance Coordinator
- f. Discussion and Vote on Revised Annual Meeting Date of March 31, 2026
A.G. made a Motion to approve the revised Annual Meeting date to March 31, 2026, second by A.S. Motion passed 9-0
- g. Discussion and Review of Quarterly Insurance Claims
B.P. talked about the recent insurance claims, primarily related to falls. Residents are reminded and encourages that if they see hazardous conditions (re: sidewalk), they should report them to Castle. Board can review the report and ask questions. **D.M.** asked if any claims are in litigation. **B.P.** said please read through to obtain status.
- h. Discussion and Vote on Juniper Landscaping of Florida LLC 2026 Maintenance Agreement and 2026 Arbor Agreement
A.G. said the renewals are based on the C.P.I. index. The Finance Committee approved a 2.7% increase. **L.M.** said this is not a renewal, just an increase. **A.G. made a Motion to approve the increase, second by G.S. Motion passed 9-0**
- i. Discussion and Vote on Becker and Poliakoff, P.A. Retainer Agreement
D.M. noted there is a \$300.00 retainer. **D.M. made a Motion to accept the \$300.00 retainer for Becker and Poliakoff, P.A., second by T.G. Motion approved 9-0** **G.S.** asked if the new leases are finalized? **A.G.** said no.
- j. Landscaping Proposals
 - i. Proposal #369085 – Water Runoff Rock Install at Town Center Front in the Amount of \$2,453.30 – **RATIFY** **G.S. made a Motion to ratify proposal #369085 for water runoff rock install at Town Center in the amount of \$2,453.30, second by T.G. Motion ratified 9-0**
 - ii. Proposal #375212 – Island Walk Irrigation Repairs 12/1/25 in the Amount of \$4,739.56 – **RATIFY** **G. S. made a Motion to ratify proposal #375212 for Island Walk irrigation repairs 12/1/25 in the amount of \$4,739.56, second by D. M. Motion ratified 9-0**
 - iii. Proposal #376375 – Island Walk Irrigation Repairs 12/12/25 in the Amount of \$7,233.41 – **RATIFY** **G.S. made a Motion to ratify proposal #376375 for Island Walk irrigation repairs 12/12/25 in the amount of \$7,233.41, second by T.G. Proposal ratified 9-0**
 - iv. Proposal #377110 – Island Walk Irrigation Repairs 12/18/25 In the Amount of \$9,444.18 – **RATIFY** **G. S. made a Motion to ratify proposal #377110 for Island Walk irrigation repairs 12/18/25 in the amount of \$9,444.18, second by A.G. Proposal ratified 9-0**
 - v. Proposal #376823 – Cypress Tree/Palm Removals in the Amount of \$4,200.00 **G.S. made a Motion to accept proposal #376823 for cypress tree/palm removals in the amount of \$4,200.00, second by L.M. Motion accepted 9-0**
 - vi. Proposal #377580 – Palm Removals in the Amount of \$2,000.00 **G.S. made Motion to accept proposal #377580 for palm removals in the amount of \$2,000.00, second by L.G. Proposal accepted 9-0**
 - vii. Proposal #378104 – Island Walk Irrigation Repairs 12/22/25 in the Amount of \$2,072.71 **G.S. made a Motion to accept proposal #378104 for Island Walk irrigation repairs 12/22/25 in the amount of \$2,072.71, second by L.M. Proposal accepted 9-0**
 - viii. Proposal #379082 – 2nd Quarter Town Center Mulching – FRONT ONLY in the Amount of \$1,155.00 **G.S. made a Motion to accept proposal #379082 for 2nd quarter Town Center mulching -front only in the amount of \$1,155.00, second by A.G. Proposal accepted 9-0**
 - ix. Proposal #379469 – 2026 Remove ONLY Phase 1 in the Amount of \$1,575.00 **G.S. made a Motion to accept proposal #379469 for 2026 remove only phase 1 in the amount of \$1,575.00, second by A.G. Proposal accepted 9-0**

- x. Proposal #379491 – Palm Removals in the Amount of \$4,160.00 **G.S. made a Motion to accept proposal #379491 for palm removals in the amount of \$4,160.00, second by T.G. Proposal accepted 9-0**
- xi. Proposal #379788 – 5947 Bermuda Front Oak Left Side in the Amount of \$845.00 **A.G. made a Motion to accept proposal #379788 for 5947 Bermuda front oak left side in the amount of \$845.00, second by G.S. Proposal accepted 9-0**

IX. Other New Business Not Known at Time of Agenda Posting

a. **B.P.** talked about the fuel agreement that is in negotiations; APEC is reviewing. Finance has approved the agreement; the agreement will be on the next Board agenda for approval. **A.G.** noted we are going away from Texaco and going to Shell, which is a higher grade of gas. APEC will install new pumps – once approved will take about 3 months to install. **T.G.** indicated there are extra (advertising, etc.) items in moving to Shell; **B.P.** said they extras may not need to be selected. A short discussion followed regarding the contract, new pumps and timing of the upgrades

b. **T.G.** talked about the surplus. CONCUR has put a vote out to residents on this.

X. Adjournment

a. **D.M.** made a motion to accept the date of the next Board meeting; January 28, 2026 and, to adjourn the meeting. Meeting adjourned at 3:15 P.M.