

Highlights of HOA Board Meeting – January 28, 2026

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. Juniper has sent notices to homeowners regarding how they are curtailing irrigation due to the cold weather. Watering during cold weather can lead to a risk of fungus and other harm to plants. Community annuals are being wrapped on cold nights. Homeowners should consider similar steps to protect their delicate plants. Wraps should be removed by mid-morning to give plants the benefit of the warm sun.
- b. Juniper will adjust its work projects during cold weather. Weeding and soft edging will be emphasized.
- c. Thanks to the community for supporting the Board decision through the CONCUR vote to carry over the 2025 surplus to the capital reserve account.
- d. President Golino has received more emails recently concerning the higher number of e-bikes traveling on lake paths and other areas. E-bikers should be careful and considerate when approaching other users of paths. Bikers using bells when approaching walkers were thanked.

General Manager Report

Billie Parker reported that January has been a busy month for the Castle team as they have been archiving and organizing records for 2025 and creating new files for 2026. The process has been streamlined due to efforts to reorganize old records and destroy unnecessary paperwork that took place in 2025.

The Island Walk Castle team won several annual awards from Castle management including awards for project management (Shaun Van Wherven, Town Center renovation), Decorating (Maribel Ortiz), and Core Values.

Billie meets regularly with the excellent housekeeping and maintenance teams to review performance, conduct training, and create and monitor checklists for work done daily, weekly, monthly, and quarterly.

Greg Ciufredda resigned from his position as compliance officer. A decision was made to elevate the position to a management level. Harshil Patel, communication administrator,

will add compliance manager to his job duties. He will continue to work on communications with additional support from the rest of the Castle team. The Castle contract will be revised to reflect one fewer headcount with a corresponding cost savings to the community. Congratulations Harshil!

Project Manager Report

Shaun Van Whervin reported that the last remaining work for phase two for the Town Center renovations is installation of a large glass piece in the Great Room. After some delays this is scheduled for March 10, 2026. Town Center will be closed that day. Groups will be notified accordingly.

Phase Three of the Town Center renovation is in the process of being bid out to potential vendors. This last phase includes primarily the back offices, kitchen, and related areas including architecture, electric, HVAC, ceilings, paint, appliances, and furniture. A start date will be set once a vendor is selected with Board approval.

Annual pressure washing began in December and continues in common areas including buildings, bridges, pavers, walls, etc. Work is proceeding counterclockwise and will end with Town Center and the entrance areas in March 2026.

Bench replacement continues on schedule and should be completed in February 2026. Remaining areas for replacement include the lawn bowling and surrounding areas. The old benches are available for purchase for \$50 each by contacting the front office of Castle.

Work scheduled for later in 2026 includes a refresh of the post office and the guard house, including new lighting, paint, electrical work, flooring, etc.

Investigation of a new and improved drainage system near bridges continues. The current system has defects. Shaun has talked to several vendors about options and will be contacting other “Walk” communities such as Village Walk to identify best practices in similar situations.

Treasurer Report

Tom Giles reported that year-end 2025 (unaudited) financials were received last week. Revenues were close to budget at about \$12 million, Expenses were slightly under budget, within about 3%. Previously, the budget surplus was estimated at about \$325,000. Recently, accounts were reviewed with Castle and some allocations (accruals) set aside for expenses in December 2025 were miscategorized or not used in 2025 and therefore not a 2025 budget expense. These accruals totaled about (1) \$45,000 for arbor contract work expected in December 2025 but not completed until January 2026, (2) \$25,000 for lakes-related equipment payments moved from the operating budget to the reserve budget due to the nature of the payments, and (3) \$10,000 in audit fees expected but not incurred in

December 2025. The total of these items, about \$80,000, is added to the surplus such that the total (unaudited) surplus for 2025 now stands at about \$408,000. Tom noted that \$225,000 of the surplus reflects a line item in the 2025 budget for contingency expenditures that did not materialize, leaving about \$180,000 of the surplus or less than 2% of the annual budget that reflects cumulative and specific line-item expenditures lower than projected. The final numbers thus closely tracked the original budget.

Our HOA also has good liquidity. About \$1.231 million is in cash/money-market type accounts and \$565,000 in short-term Treasury Bills. Unpaid, past-due association fees stand at a small percentage of budget, \$35,000. Delinquent accounts will be discussed later.

Reserves are close to \$2 million. This is near the high side of the range projected in August.

The gas station turned a modest profit of about \$24,000. There are no concerns that HOA profits for 2025 on gas, leases, etc. will be so high as to trigger any taxability issues that would need to be addressed in 2026.

The CONCUR vote approving the Board decision to transfer of the 2025 surplus to the reserve budget was not tied to a specific dollar figure, so the transfer will occur even as the final surplus amount has been revised. The vote was overwhelmingly in favor of the transfer—over 1400 of a total of 1856 homeowner units or over 75% voted in favor.

The Board discussed whether the transfer of the surplus to reserves should occur automatically every year without the need for a vote by the Board or CONCUR. It was noted that the votes in the past have often occurred at annual meetings, where a quorum of the Board and CONCUR are present. That is the plan for March 2026. Some concerns were expressed that our bylaws and governing documents may require a vote annually, and that the current Board should not make the decision for future boards. No motion to make the transfer automatic was made.

Treasurer Giles also provided a delinquent account report. As of January 23, 2026 accounts delinquent over 90 days totaled about \$24,000. This is lower than at times in the past. Two accounts are delinquent over 180 days. Their community privileges were already revoked accordingly to our governing documents. The next option is to file a lien against the property to provide an opportunity to collect the delinquent amounts when the properties are sold. A motion was made and passed to take the first step toward filing liens against these two properties, which is to do a lien search on the properties.

Committee Reports

Ira Levee provided a report on the next annual meeting and election of board members. Five board positions are up for vote in the next election. Information sessions were held on January 15. Additional sessions will be held at 11 am and 7 pm on February 4. Current

Board members are invited to attend and answer questions for anyone interested in serving. Candidates must complete and submit an intent to run form. Deadline for submission is receipt by Castle at the Town Center office by February 16 at 5:00 p.m.

Jeanie Bicanich reported on behalf of the Infrastructure Committee. Sidewalk and valley gutter replacement and repair work begins February 23, 2026 and is expected to take six to seven weeks with a hard deadline of April 30, 2026. Work will begin with the roads that are part of Phase Two of the road repaving project, to be sure repairs on those roads are done before repaving begins (May 4, 2026). This includes the roads from Prescott Lane to Jude Island Way. Large trucks and equipment should be expected.

This work entails removing pavers and concrete that are uneven, pouring new concrete, and replacing the existing pavers in their original locations. A handful of defective pavers may need to be replaced. Homeowners will be notified when work in their areas is scheduled. If driveways may be blocked for a few days during repairs due to the location of the repairs, homeowners will be notified of that as well. This notification process has worked well in the past and will be continued.

Lauri McGrath reported on behalf of the Landscape Committee task force that is exploring options as our Juniper contract nears expiration at the end of 2026. They will be sending a survey of owners regarding our landscape needs and priorities and request that all homeowners complete and return the survey.

Unit Owner Statements

None.

New Business

A proposal for replacing outdoor furniture was discussed extensively. This involves furniture in and around pool areas, racket sports, lawn bowling, etc. Some board members expressed concern over repair costs and a desire for a longer-term analysis of furniture needs and repair/replace planning that would be cost effective and also enhance the appearance of common areas through high quality and consistent looking chairs, umbrellas, etc. It was noted that umbrellas must be replaced often, in part because users fail to close them properly after use. Owners are reminded that closing umbrellas will extend their lives. Meanwhile a new vendor has been identified who provides a longer-term warranty on some items we are interested in purchasing (15 years vs. five for others). The Board requested, and Castle and the Amenities/Lifestyle Committee representatives agreed to prepare, a report summarizing purchase and repair costs since hurricane Irma in 2017 and assessing whether there may be an alternative approach to repair and replacement that is better for the community.

The Amenities and Lifestyle Committee also requested that a donated TV screen be installed in the pool area. Casa Cozelli agreed to pay installation and cable TV costs. The TV will not have any audio, only video. Content would be controlled by Casa Cozelli and limited to sporting events and related entertainment. Concerns were expressed that some users of the pool area did not want a TV even if there was no sound. The Board approved the request on a 7-2 vote, noting that if there are objections after installation the decision can and would be reevaluated.

Several expenses were approved and ratified including:

- new water heater tanks at the pools.
- new exterior fire warning devices required after a fire department inspection
- installation of compact pavers near the restaurant/pool area where various equipment is stored.
- a new sensor at the back exit gate. The old sensor failed to work properly when a resident was stopped in the gate area. The new sensor is a different design that does not have the same issue.
- Pavers on Futuna to correct a lifted-apron situation.
- Pump out and cap an unused gas tank at the lap pool. We are charged a monthly fee even though the tank is not used anymore. These steps will end the monthly fee.

The new fuel agreement is near completion after a long effort with our long-time and current supplier. Concern was expressed that the contract does not provide a date certain by which the pumps must be replaced. The vendor, who has supplied Island Walk for many years, agreed verbally to install the tanks promptly. Although everyone involved is frustrated with how long the negotiations have taken, the vendor is expected to agree to place such a deadline in the contract. After that, the contract should be final and ready for approval as soon as the next board meeting.

The reserve study is in final form and was accepted. It will be distributed.

A revised Racket Sports Committee Charter was adopted.

Several Juniper projects were ratified or approved including irrigation repairs, palm removals, and removals and replacements of dead and dying trees.

Submitted 1.29.2026
Daniel McDonald, Secretary