

Highlights of HOA Board Meeting – February 11, 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. Anne G. has been in communication with Collier County regarding the work on the intersection of Logan Avenue and Vanderbilt Beach Road. The project manager agreed to improve communications with Island Walk. Lane closures and delays should be expected between now and completion of the project, estimated to be early July 2026.
- b. The drought in Collier County has been designated as “severe.” Irrigation is reduced to once per week. A wetting agent which helps bring moisture to the roots of turf will be applied. Lakes are at the lowest level since 2017 due to the drought. Lowering them further may put pumping/irrigation equipment at risk of damage. Residents are encouraged to use their own garden hoses and water supply for landscaping that needs more water.
- c. County Commissioner Burt Saunders will hold a town hall meeting at Island Walk to answer questions. The date is to be determined. Residents may contact the Board before the meeting to identify topics of interest to pass on to Mr. Saunders.
- d. As a follow up to the last meeting’s discussion of e-biking, the Florida state legislature is looking at amending the laws pertaining to e-bikes.

Committee Reports

Ira Levee provided a reminder that homeowners interested in running for the Island Walk Board of Directors must submit an intent to run form received by Castle in person at the Town Center office or via email to Janis Potter by February 16 at 5:00 p.m.

Dick Norwood and Becky Lamael reported from the Lakes Committee that Becky has agreed to take over as chair of the committee. Dick assist Becky especially on financial matters regarding the committee. The Board voted to accept Becky as the new chair and thank Dick for his many years of service.

Jeanie Bicanich reported on behalf of the Infrastructure Committee. Sidewalk and valley gutter replacement and repair work begin February 23, 2026 and is expected to take six to

seven weeks with a hard deadline of April 30, 2026. Work will begin with Prescott Lane and work clockwise. Areas to be fixed have been marked with red paint. Large trucks and equipment should be expected. Please do not approach the equipment or the workers doing their jobs.

Homeowners will be notified as a group and again notified when work on their streets is scheduled. If driveways may be blocked for a few days during repairs due to the location of the repairs, homeowners will be specifically notified of that as well. Affected homeowners (totaling about 8-10 units) will be allowed to park in the street while their driveways are unavailable. This notification process has worked well in the past and will be continued.

The project will require dumpsters for removed concrete. Residents should not use the dumpsters. If the dedicated dumpsters have material unrelated to the repair project, the removal cost increases significantly.

Phase Two of the road repaving project begins May 4 and should end by July 13, 2026. The work will begin on Prescott and continue clockwise to Jude Island Way—24 streets in all. Russ Berner construction, which was the contractor for phase one, is also the contractor for phase two. We have worked with them to streamline the process to reduce the number of days individual streets are unavailable for residents while work is ongoing.

Unit Owner Statements

None.

Old Business

Outdoor furniture was discussed as a follow-up to the last meeting where it was requested by the Board that an effort be made to maintain consistent style and color of furniture. Concerns were expressed about a desire to order furniture so that it arrives before season's end. The Board indicated it was amenable to accelerated requests provided color consistency was maintained.

New Business

Mike Wojtaszek from APEC visited the meeting regarding finalizing the new fuel supply agreement. He noted the company has supplied Island Walk with fuel for over 16 years. The company is a Florida-based family business and the second largest in Florida with over 500 locations ranging from Circle K convenience stores to private residences. They supply various brands Island Walk will switch from Texaco to Shell under the new contract. All terms, including a time commitment regarding replacing the fuel pumps, have been negotiated to the satisfaction of both sides. The Board approved the agreement 9-0.

Phase three of the dwarf schilling replacement program was approved. This is the last phase for Capris. Other home styles will be addressed in following phases.

The Board voted to approve purchase of a back-up pumping station motor to be stored at Naples Electric. This should reduce the time a pumping station is down, as the order can take two weeks. A proposal from Naples Electric to install monitoring equipment and monitor all pumping stations for needed repairs on a 24/7 basis was obtained but will be considered later. We would like to understand and explore existing monitoring capabilities of our Centralis system before proceeding with additional monitoring.

Angie Striebel reported for the bulk cable/internet contract review task force. About one third of the community responded to its survey. The task force requested responses from four potential vendors. It has narrowed the list to two, Comcast (the current vendor) and Hotwire. Hotwire serves several Naples-area communities. Both vendors will present their proposals at a Town Hall meeting **on Friday, February 27, 2026 at 6:00 p.m.** A fiber optic option will be available. Our copper-based system is about 25 years old.

Irrigation repair and system review were discussed. The high repair costs and aging of our system continue to be a concern, but a formal task force has not been created. The Infrastructure Committee has been involved in irrigation contract evaluation and other irrigation infrastructure issues in the past and is reviewing related issues now. Other community members may have relevant expertise regarding irrigation systems and repairs and are invited to step forward to participate in the review process. Darren Davis and Scott Hines were identified as potential participants with relevant experiences.

The Infrastructure Committee and liaison Dan M. recently reviewed Juniper irrigation proposals from March-December 2025 and identified several repair projects as having insufficient itemization of labor, making cost analysis difficult. We have identified the matters at issue to Juniper, our irrigation service vendor, and have requested back-up documentation in accordance with the contract. Infrastructure is also working on an analysis breaking down the repair costs according to where in the system the repairs are occurring. Our system has a hub-and-spoke distribution style, with large pumps and mainlines delivering water to progressively smaller pipes until the sprinklers are reached. We are trying to understand how much of the repair work is at the “hub” versus the “spoke.” This may relate to decisions on what should be replaced and when. Dan noted the Infrastructure Committee has expertise helpful to evaluate these issues but has limited capabilities, so a dedicated task force to evaluate irrigation system repairs and needs may make sense.

While opinions may differ on how best to proceed, it was agreed that gathering information is useful as we discuss options and our different perspectives. While the timing and extent of the transition are yet to be determined, any transition is likely to be costly when it does occur.

The Landscape Committee is reviewing our options as the Juniper irrigation service contract expires in December 2026. Juniper has been our vendor for six years. Anne G. and others communicate with them weekly regarding their work and any concerns. All board members are invited to the weekly meeting on Tuesday, February 24, 2026 where Juniper will discuss its desire to renew the contract and its commitment to Island Walk, and answer questions.

Lauri M asked for a topline assessment from Juniper to get their take on irrigation system needs. Tom G. noted that the RFP process can be a major learning experience regardless of the outcome as different vendors provide information regarding options and costs. Anne G. noted our contract with Juniper began about here years ago with a decision to have them provide virtually all irrigation- and landscape-related services. Some people have suggested there may be benefits to breaking the community needs into smaller contracts with separate vendors based on either or all of (1) services provided, (2) areas of the community, and/or (3) types of units.

Proposals for a frost cloth, irrigation repairs, and palm replacements were approved.

Tom G. urged residents to consider running for the board. Business-minded people who work well in a team environment would enjoy working on the board. We are a welcoming board and will help new members. And despite some calling the job “thankless,” we do get thanked sometimes.

The next Board meeting is February 25, 2026 at 2:00 p.m.

Submitted 2.12.2026

Daniel McDonald, Secretary