

Highlights of HOA Board Meeting – February 25, 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. All parties have signed the new fuel agreement. Its term is ten years. We will be getting new pumps in the next few weeks and software updates. The brand is changing from Texaco to Shell. Overall the new deal is good for Island Walk.
- b. A presentation by Ray the Alligator Trapper was well attended and well received. It will be running on cable channel 196 for a few more days. One takeaway from the presentation is that when he is on our property, he is trapping an alligator. Residents should resist the urge to come out of their homes to talk to him, watch, or take pictures, as the gators are very aware of their surroundings and are more difficult to catch when more people are around.
- c. The presentations by Comcast and Hotwire regarding their proposals for our community will be by Friday February 27 at 6 pm in Town Center. This is a great opportunity to learn more about both companies and ask questions. Survey results and emails reflect some residents like Comcast and some residents want to change to Hotwire. Feedback from the presentations will be important to the selection process.
- d. Our landscape contract with Juniper also expires at the end of 2026. A task force formed by the Landscape Committee is reviewing options. Juniper and potential alternate vendors will be invited to submit responses to our RFP. A survey was also sent regarding landscaping. Only 28% have responded so far, which could be better but will still provide useful information.

General Manager Report: Billie

Billie also noted the presentation by Ray the Alligator Trapper was a success. Billie worked with Ray before she came to Island Walk and brought him here. The presentation included a great Q&A and visit from a live small alligator. Another takeaway was that Ray is licensed and qualified to handle issues involving a variety of birds and animals, not just alligators. For example, Ray could have helped with a situation involving a wood stork that had fish line wrapped around its legs.

Maribel, the Activities Director, had a packed schedule of events in January and February including a Walkathon, Chinese New Year celebration, and Super Bowl watch party. The busy schedule continues in March. Look for announcements in the Islander, available at Town Square.

Following our regular quarterly meeting with security vendor St. Moritz, guards have adjusted their hours to better match peak traffic. IDs are now regularly requested at the guest entrance. This increases wait times for guests during peak times. Homeowners requested this and have provided positive feedback on the increased security.

Project Manager Report: Shaun

Town Center renovation Phase Two will be complete once the glass is installed in the living room. That will be March 10. The living room and foyer areas will be closed that day while the installation is occurring.

Town Center renovation Phase Three is in the process of soliciting bids. This covers the staff areas, bathrooms, and other rooms in that vicinity. A recommendation should be ready for how to proceed, who to proceed with, and cost to present at the March 10, 2026 board meeting. We are scheduled to begin during the spring of 2026, as planned.

Over half of the pressure washing of the common areas has been completed. This should be completed by the end of March 2026.

The bench replacement project has completed 16 replacements. Four remain.

A renovation/refresh of the post office and guard house buildings will occur in the fall of 2026.

Treasurer Report: Tom Giles

One month into 2026 we are ahead of plan by about \$30,000 in revenues due to cash contributions from sales of units. Expenses are about \$22,000 under plan leaving a current surplus of about \$60,000. The gas station and car wash are currently both profitable.

We continue to have good liquidity. We have about \$2 million in cash accounts and \$565,000 in a Treasury Bill that rolls over as it matures. Reserve cash is \$1 million with an additional \$1.1 million in treasury bills that also roll over. We will put about \$400,000 of the reserve cash into more Treasury bills while the cash will not be needed.

The surplus transfer to the reserves as voted by the Board and homeowners through CONCUR will occur soon when the audit and tax return are completed.

We are in good shape regarding delinquencies. Only about \$12,300 is past due more than 90 days. Privileged were suspended for two owners with the most egregious past due fees. One has paid in full. The other is still being pursued.

Committee Reports

Ira Levee reported for the Election Committee that two candidates submitted intent to run forms for the open Board positions by the deadline. Under our bylaws, both candidates automatically are added to the Board at the annual meeting on **Tuesday, March 31, 2026, at 7:00 pm (ET)**. Remaining events related to the election have been canceled because no vote will be taken.

The bylaws set forth a procedure for addressing the three remaining vacancies. The new Board as installed at the annual meeting will select the people to fill the remaining vacancies.

Extended discussion occurred regarding the current bylaws, including the process for filling vacancies and the size of the board. Under the bylaws we shall have nine members, but in the past we have allowed the board size to vary between five and nine people. The Election Committee was asked to review the bylaws and consider recommending amendments to the bylaws regarding these issues. Meanwhile people interested in filling any of the remaining vacancies may contact Billie at Castle, who will pass that information on for consideration.

Louise reported that the Racket Sports Committee found out that Collier County has imposed more requirements than expected on a storage shed for chairs, driving potential costs up. As a result the RSC is withdrawing its request to build the shed. Instead the community will rent chairs for outdoor events as needed. This will be much cheaper.

Laurie reported that the Landscape survey deadline has been extended to encourage more households to respond. Ideally, we would not receive multiple responses from the same household, which is possible because the survey list includes multiple emails from the same households.

Jeanie Bicanich reported on behalf of the Infrastructure Committee. The sidewalk and valley gutter replacement and repair work began February 23, 2026. Homeowners have been notified and will be again notified when work on their streets is scheduled.

Dan and Jeanie reported on the Infrastructure Committee's analysis of irrigation repair costs. The Committee has completed its analysis and strongly recommends that the mainline irrigation system not be replaced at this time. The study indicated that over 90% over repair costs over the last nine months of 2025 related to sprinkler heads and other repairs that are not part of the central mainline system and would not be replaced or

affected by investing in a new mainline system. The repair costs totaled over \$491,000 in 2025. However, the number of sprinkler heads and other non-mainline parts that needed replacement or repair totaled only about 1-2% of the system during that time. We have over 90,000 sprinkler heads. Juniper confirmed that our repairs are in line with similar communities.

Our mainline system, including PVC pipes, and new pumping stations should have useful lives of another 10-15 years before they need to be replaced. A recent cost quote from Juniper was \$3.8 million to replace the mainline system. That investment will not create enough repair cost savings to be prudent at this time. However, the estimate is sizeable and suggests further study is warranted to ensure we have adequate reserves to pay for replacements as needed over the longer term.

The analysis also indicated that our repair costs have been trending down since the pumping stations were installed in 2023/2024. Mainline breaks in particular have gone down significantly. This seems to confirm that the pumping stations were a sound investment from the standpoint of reducing repair costs. For the first two months of 2026, irrigation repair proposals totaled about \$57,000, which equates to an annual rate of \$342,000. This is a small time period, but does give us hope that repair costs continue to trend down.

Irrigation repair costs are likely to remain significant. This suggests that an important consideration in reviewing options after the Juniper irrigation contract ends is what potential vendors can do to help us manage these costs.

Dick Norwood reported on behalf of the Lakes Committee that proposals have been received regarding repairing erosion and drainage around bridges. The Board is invited to a meeting on March 5 at 10:30 a.m. to discuss the proposals. The plan is to have the work done before rainy season.

Unit Owner Statements

David Fritz of Island Pond Lane discussed a drainage problem in his driveway. Jeanie B. from the Infrastructure Committee noted that the current project for repairing valley gutters is focused on safety issues and does not address drainage issues that are not safety issues for the community. She agreed to have the Committee review the issue of how the community should approach non-safety issues such as Mr. Fritz's.

Eric Cleark of Charlton spoke as a volunteer for the St. Mathews food shelf drive at Island Walk. Island Walk residents have been generous donors for years, with donations exceeding two and a half tons of food providing more than 5000 family meals. Nonperishable food will be collected on Friday, February 27 from 10 am to 1 pm. Items can

be dropped off earlier in the morning near the post office. Please do not drop off any food items before Friday morning as that may be a food safety issue.

Sam Malouf spoke of concerns regarding the bumpy nature of newly-paved Bermuda Lane. Jeanie B. noted that this was one of three streets flagged for being repaved during rainy weather. We have an extended warranty from the contractor, Russ Berner, specific to these three streets. We are working with our engineer to monitor all three streets with an eye to potentially requesting repairs involving these streets in connection with phase two of the road repair project that begins in May. We will also discuss the Russ Berner ways to avoid similar problems in phase two.

Old Business

None.

New Business

A mulch proposal was withdrawn as will have it requoted to include pine straw for the perimeter of the community. Pine straw was tested recently, and we received no negative feedback. However there were issues with the uniformity of distribution which will be discussed with he vendor. Pine straw is cheaper.

New compressors and cabinets were approved for Lakes 1, 6 and 20 as part of an ongoing replacement project.

An outdoor furniture expenditure was approved after being further reviewed as requested at the last board meeting. The amount, \$26,000, is about \$14,000 less than the prior proposal. Purchases will replace worn furniture while increasing uniformity of the aesthetics at the various outdoor locations around the community.

A boat launch was approved for lake inspections. We will contact our insurer to see if there are any issues with opening the ramp to homeowner use. The use will be restricted until then.

Various other expenditures for removal of dead and ying trees and plants, shoreline stabilization, sidewalks, and benches were approved.

Landscaping projects including irrigation repairs, application of a wetting agent, magnolia removals, and shrub replacement were also approved.

The next Board meeting is March 11, 2026 at 2:00 p.m.

Submitted 2.26.2026

Daniel McDonald, Secretary