

## Highlights of HOA Board Meeting – March 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 received comments from homeowners concerned about the hard pruning by Juniper which is done annually. While the pruning is aggressive looking, there are many benefits: it 1) stimulates new growth, (2) enhances flowering, and 3) improves plant health and structure. There is no reason to be alarmed or concerned—the plants look appropriate.
- b. Comcast and Hotwire presented their proposals to our community on February 27. There was a great turnout and many questions were answered. We are looking at moving to fiber optics, which will eliminate pixelation issues.
- c. Burt Saunders, Collier County Commissioner for our district, visited Island Walk on February 28. He answered questions regarding upcoming development in the area. Traffic improvements on Pine Ridge Road and Immokalee Road are in the works. This meeting was also well attended.

### Committee Reports

Ira Levee reported for the Election Committee that it drafted bylaw amendments as requested by the Board regarding (1) reducing the number of Board members from nine to seven and (2) providing more time and flexibility regarding filling vacancies on the Board when we do not have enough candidates to fill all the open positions. The amendments will be detailed later in the meeting. The proposed amendments were vetted with counsel, who revised them accordingly. The Election Committee supports the amendments and recommends their adoption.

Jeanie Bicanich reported on behalf of the Infrastructure Committee. The sidewalk and valley gutter replacement and repair work began February 23, 2026 and continues on Whidbey Way. The vendors, Boness and Compact Pavers, are working well together to complete work faster. They will be done no later than April 10, 2026. Homeowners will continue to be notified weekly as to which streets are scheduled next. Castle continues to effectively manage emails and calls regarding questions from homeowners.

The Infrastructure Committee is working with the engineer who worked on phase one of the road paving project to address possible defects in workmanship and materials. The vendor

will be conducting an evaluation soon of all roads done in phase one for possible defects. Issues on Andros, Bermuda, and Charlton are a focus as they were paved during inclement weather and provided with a longer warranty against defects as a result (to September 2028 instead of September 2026 as for other roads). The Board will be informed when the engineer completes the review and has recommendations for how to proceed and addresses the pros and cons of seeking remedies sooner versus later.

Phase two of the road repaving project will begin May 4, 2026 with 23 streets from Prescott clockwise to Jude Island Way. The project will be done on July 3, 2026 or sooner. Some changes to the process have been made to shorten the time streets will be closed. Further consideration will be given to whether newly-paved roads should be protected from larger trucks such as garbage trucks for a few extra days.

New members of various committees were announced and thanked including David Andreoni (Landscape), Scott Whitehurst (Lakes), and Kirk Bonner (Infrastructure).

Lauri M. reported from the Landscape Contract Task Force. The current contracts for landscaping, irrigation, and arbor expire at the end of 2026. Juniper offered an incentive to Island Walk to forego an RFP process including hundreds of thousands of dollars of free services such as well digging, landscape enhancements, etc. with the specifics negotiable. The committee, however, will recommend that we reject this approach and issue an RFP to multiple vendors and invite them to respond, including but not limited to Juniper. The community survey is still being reviewed but preliminary results indicate more than 50% of residents have some level of dissatisfaction with Juniper's services. The Task Force expects to review RFP responses and recommend a vendor or vendors to the Board in May 2026.

Angie S reported on behalf of CONCUR that several streets failed to reach a quorum for their meetings to elect their representatives. As a result Concur chair Ron Rispo appointed representatives for these streets, many of whom were already serving. These volunteers were thanked and others encouraged to volunteer to be a Concur rep as the job is helpful to the community and rewarding.

Angie S also reported on behalf of the Cable Contract review committee. They are still evaluating options. The Board and Committee have received extensive feedback from residents. This feedback will be carefully considered and is much appreciated. Board members will be updated on the process over the next week or so. A final recommendation on which vendor to accept—Comcast or Hotwire—is expected at the end of March. Negotiations continue to get the best prices, service, and benefits.

Louise G. reported that Ray Milavsky agreed to serve as interim chair of the Racquet Sports Committee while a new chair is being sought. Ray and the former chair, Sandy Pastoor, were thanked for their service.

## **Unit Owner Statements**

Bill Lyon of Upola complimented the Landscape Committee on their hard work meeting weekly with Juniper and following up on issues until they are resolved. He also complimented Bonness on their paver and valley gutter work, with a suggestion that they do a better job cleaning up the streets when they are done.

Gary Leventhal of Martinique recounted a history over the last year of problems with misdirected irrigation and inoperable sprinklers in his yard. Despite raising the issue several times and being repeatedly promised that the problems would be fixed, the issues remain. As a result plants have died, and walls are discolored from misdirected water. He stated that Juniper should fix the problems and compensate him for the damage. Anne G. said she would follow up with him.

## **Old Business**

None.

## **New Business**

\$14,000 was approved for architectural work on phase three of the Town Center renovation. This work would create specifications for the work suitable for use in an RFP.

The Board approved the proposed amendments to the bylaws regarding the Board and elections. Dan M. explained that he, Tom Giles, and Elections Committee Chair Ira Levee discussed with counsel the recommendations of the committee. Counsel provided input and revised the language as now proposed. The changes are (1) change the number of board members from nine to seven, (2) give the board 90 days after the annual meeting to fill vacancies arising from an insufficient number of board candidates filing intent-to-run applications by the election deadline, and (3) give the board the option of calling an election to fill any such vacancies.

Regarding reducing the size of the board, finding people willing to serve on HOA boards is a widespread issue in Florida. Counsel indicated that seven would be an appropriate number of board members for a community of our size. As of the annual meeting, we will have only six of nine positions filled. The only two declared candidates for the five open positions are automatically elected to join the four board members who were not up for re-election.

The old bylaws treated vacancies arising due to insufficient candidates differently from vacancies arising for other reasons. The amendments give the board more time to fill a vacancy and give the board the option of calling for an election to fill a vacancy when the vacancy arises from an insufficient number of declared candidates.

The amendments will now be provided to Concur, which has 45 days to decide whether to vote to approve the amendments under our bylaws. Meanwhile the new board which will convene after March 31 will have the responsibility to address filling any remaining vacancies.

Various other expenditures for compact paver apron repairs, database migration, removal of dead and dying trees, rock replacement near the resort pool, and irrigation repairs were approved.

The next Board meeting is March 25, 2026 at 2:00 p.m. The annual meeting is March 31, 2026 at 7:00 p.m.

**Submitted 3.11.2026**

**Daniel McDonald, Secretary**