

Highlights of HOA Board Meeting – March 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. This is the last meeting of the current Board before the annual meeting on March 31, 2026 at 7 pm. Anne, Angie, and Sue are all going off the Board as their terms end. We thank them for their service and encourage the community to support the new Board. The Board and our committees have a lot of good news to share at the annual meeting about what has happened at Island Walk over the last year.
- b. Hurricane season starts in less than 65 days. The hurricane predictions are supposed to be more accurate this year in terms of the “cone” of areas that could be affected. Stay aware.

General Manager Report: Billie

1. The Island Walk Castle team recently completed a safety culture/quality assurance inspection and review. This is a thorough review of practices and procedures to ensure we are using best practices for HOA management. Billie continues to conduct monthly property inspections with Dion during which issues are often identified before they become problems.
2. We have new donation bins for St. Mathews House at the post office. The drop off area is now more organized, efficient, convenient, and aesthetic.
3. New gas pumps are scheduled to be installed April 6, 2026. Details will follow.
4. Coffee with Castle was held the morning of March 25 with European Kitchens, our main Town Center renovation vendor. The event included many good conversations. The final Coffee with Castle of the season will be held in April on a date to be determined.

Project Manager Report: Shaun

1. Town Center renovation phase two: the glass installation is complete. We are discussing with the vendor measures to increase the structural integrity of the installation. Please do not touch or shake the glass. Once a new table and chairs are installed, phase two will be complete.
2. Town Center renovation phase three: We will receive preliminary plans from the architect within two weeks. The bidding process continues. The Phase Three Task

Force will make recommendations to the Board for approval in the coming weeks. Then we will seek permits and set a start date.

3. The annual pressure washing is about 75% done. What remains are common areas including lake paths and Town Center Circle.
4. Bench replacement: four more benches will be shipped to us about a week after we pay for them.
5. The renovation of the post office and guard building is still set for the fall of 2026. It will take about one month.
6. The putting green committee asked to hold off on new benches for now.

Treasurer's Report: Tom Giles

As of the end of February revenues are \$56,000 ahead. The surplus is primarily due to capital contributions from higher-than-expected sales of properties in Island Walk. Expenses are about \$141,000 under budget year to date, due to lower landscaping costs arising from the drought and due to timing of the expenses.

The gas pump remains profitable. The car wash had an extra \$8,000 in expenses and upgrades but should return to profitability soon. It was recently damaged by a user's car but that is being fixed. Users should drive carefully and enter as close to the center of the wash as possible.

Our cash position remains strong with over \$2 million in operating cash and over \$2 million in reserves.

Thanks to Bill Cikos and the Finance Committee for planning out cash flow needs in a way that allowed us to increase our investment in Treasury Bills by \$400,000, generating increased interest income for the community. We may be able to increase our investment even more, due to better communication and planning between the Finance Committee and other committees.

We are nearly done with our annual audit and tax return. Everything has been provided to the CPA in a timely manner. We will be done with the audit and taxes sooner this year than in recent years, thanks to better cooperation with Castle's team and home office. Thanks to all involved for their good work. We expect a refund of almost all of the \$30,000 in estimated tax payments we made due to higher deductions arising from expenses for work done on the gas tanks.

Delinquencies remain low. The board voted to suspend privileges for three delinquent homeowners. Another will be sent to counsel for further collection efforts.

Committee Reports

Ira Levee reported for the Compliance Committee that amendments to the rules and regulations of the community (ACC, Landscaping, and Committees) have been presented

and discussed at community meetings and a workshop. Feedback has been incorporated into the current draft. The Committee supports the changes. The Board approved the proposed changes later in the meeting.

The Compliance Committee is looking for volunteers. Let Ira know if you are interested.

Jeanie Bicanich reported on behalf of the Infrastructure Committee. The sidewalk and valley gutter replacement and repair work is in week five of seven. The vendors, Boness and Compact Pavers, are working well together to complete work faster. They will be done no later than April 10, 2026. Juniper has been responsive as shallow irrigation lines are sometimes cut and in need of immediate repair. 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.

Road paving phase one: The engineer who worked on phase one of the road paving project completed a warranty review to identify defects in workmanship and materials. 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 review identified no premature failures and only minor defects that will be easy to repair.

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. The process has been modified to shorten the time streets will be closed. The street-by-street proposed schedule will be received and reviewed soon. We will again have an effective communication plan in place for the community with additional communications with affected streets.

The Committee proposed a street representative meeting on Tuesday April 7 at 7 pm and a town hall meeting on Tuesday April 14 at 7 pm to review the paving project plan and answer questions. The contractor will be requested to attend the town hall meeting.

Dick Norwood reported for the Lakes Committee. There have been reports of young people catching fish and then abusing them. Residents who see mistreatment may report it to Castle or the Sheriff's office, but as a practical matter that may not help. Residents who see suspicious behavior may wish to ask where the youths live and remind them that fishing is for residents only, if their answers are suspect. Some non-resident youths have started saying they live on "Hawkesbury" but do not have an address when asked. One resident suggested it was effective to tell kids who obviously do not live in Island Walk that the resident will get a lock to lock the youths' bikes to a bridge, and that the youths can tell their parents to call the resident if they want them unlocked. The resident said the youths left when he gave them that option. Anne G. noted there were efforts to reach out to neighboring communities who are the presumed sources of the youths to note our objections and request parents to take steps to prevent their children from trespassing.

Louise reported a homeowner request to reinstate the “No Trucks” sign that had been removed. Billie noted that this issue was previously reviewed and a decision was made not to reinstall the sign. She will review notes to ascertain the reasoning behind that decision and report back to the Board.

New Business

Frank Mambuca presented on behalf of the Bulk Telecom Contract Task Force. The six-member task force went through a thorough process to identify vendors, solicit bids from four potential vendors, and narrow the choices to two: Comcast (our exiting vendor) and Hotwire. Both finalists had an opportunity to present to the community and answer questions at a well-attended town hall meeting. Both vendors offered to upgrade to fiber optic from cable. The task force then held additional meetings with Comcast and Hotwire to solicit the best possible contract terms for the community.

As a result of this process, the Task Force unanimously recommended that the community retain Comcast as its bulk TV and Internet provider and negotiate a ten-year bulk contract.

Comcast made several concessions during negotiations to make their offer quite attractive. The monthly price per unit will go down about \$6 or 10%, while Internet speeds will increase from 600 Megabits to 1 Gigabit upload and download. Each unit will receive four wireless X1 set-top boxes and access to the Xfinity stream app and the popular TV station package. Comcast also added additional benefits at no charge including fiber connections to our 16 new pump stations, common-area business service, and an up-front payment to the community totaling almost \$900,000. Annual price increases will be capped with cost-of-living adjustments.

The new, lower pricing will go into effect as soon as May 2026, a year before the current contract expires. Fiber will be installed during the first half of 2027. Comcast will be liable for any damage caused by the replacement process. They are experienced with fiber replacement. Damage as well as transition time is expected to be minimal.

The Board thanked the Task Force for their work on behalf of the community. The Task Force was filled with people experienced with telecommunications contracts. Mr. Mambuca’s profession is negotiating bulk telecommunications contracts, and as a resident he volunteered his services to the community. The Board voted unanimously to adopt the Task Force’s recommendation to continue with Comcast. The Board noted the community feedback was overwhelmingly in favor of staying with Comcast.

A new mulch contract was approved with Golden Golf. We will only use pine straw on the Vanderbilt Beach Road side of the community this year. Owners are encouraged to make sure they get their full allotments of mulch when the bags arrive: 14 bags for Arubas, 18 for Capris, and 24 for Oakmonts and Carlyles.

The Board approved the Infrastructure Committee's recommendation to purchase a pump station monitoring system for our 16 pump stations. The cost is about \$28,000 for installation and \$19,000/year for monitoring and control. This investment will help protect and extend the life of our 16 pumps, which cost about \$1 million and are now out of warranty. The purchase will add capabilities we currently do not have to remotely detect breaks and other problems and stop pump operations immediately as needed to avoid damaging pumps, stop water leaks, and identify and address other problems. Currently, we may not learn of a major water leak until someone notices it many hours after it starts, which can cause water damage, waste water, and damage equipment. As part of the monitoring contract, the vendor will sample data every five minutes 24 hours a day. As issues are detected, they will provide notice to Juniper and Castle of problems and take corrective action. This system will also help Island Walk better manage its water usage, which is especially important in view of water usage constraints imposed by Collier County. A sister community, Verona Walk, has installed a similar system successfully.

The Board approved the annual stocking of fish in the lakes for \$22,388. The stocking has successfully reduced the invasive snail population and created better fishing.

The Board approved repairs on two bridges to evaluate two different ways to reduce erosion and improve shoreline stabilization. Depending on how the tests go, other bridges will be addressed later.

Lauri M reported on behalf of the Landscaping Contract Task Force. As mentioned at the last meeting, Juniper offered incentives that could be valued at over \$400,000 if we renewed our contracts with them without sending them out to bid. The Task Force recommended that the Board reject that offer and send the landscaping contracts out for bid, noting the contracts total about \$3.5 - \$4 million a year and survey results indicated significant dissatisfaction with Juniper's services. The Board unanimously agreed with the recommendation to reject Juniper's offer.

Various other expenditures were approved to repair aprons with compact pavers, expand and modify pavers and bike racks around the pickleball area, replace an air conditioner at the restaurant, replace electrical panels by the resort pool, remove dead and dying trees and plants, expand pavers near the tennis pavilion, and repair broken irrigation parts.

The annual meeting is March 31, 2026 at 7:00 p.m.

Submitted 3.26.2026

Daniel McDonald, Secretary