

Island Walk Homeowners Association, Inc.
A Corporation Not-For-Profit

Date: Wednesday, March 25, 2026
Time: 2:00 PM
Place: Town Center – Tahiti Room
6155 Town Center Circle #101
Naples, FL 34119

Meeting Minutes

- I. Call to Order – **A.G.** called the meeting to order at 2:03PM
- II. Establish a Quorum – Anne Golino, President; Angie Striebel, 1st Vice President; Dan McDonald, Secretary; Tom Giles, Treasurer; Bill Chisum, Louise Gallagher, Laurie McGrath, Sue Schmidt and Gus Stuhldreher, Directors. Castle Group – Billie Parker, General Manager; Janis Potter, Assistant General Manager and Harshil Patel, Covenants Manager/Communications Coordinator
- III. President’s Opening Remarks – **A.G.**
 - a. Three Board members are not returning; Anne Golino, Sue Schmidt and Angie Striebel. She thanked the Board for doing a great job and accomplishing many tasks over the past 12 months. The Annual meeting is March 31, 2026 at 7:00PM and urged all to attend.
 - b. We are 68 days from the start of hurricane season. The National Weather Service is re-defining the “cone” to make forecasting more accurate.
- IV. General Manager’s Report – **B.P.**
 - a. Castle has completed the Safety Culture Inspection. We received high marks.
 - b. New donation bins for St. Matthew’s House at the Post Office. This makes the area neat and tidy.
 - c. Installation of new Shell gas pumps is scheduled for April 6, 2026.
 - d. Coffee with Castle on March 25th was presented by European Kitchens and Flooring. The next coffee with Castle will be in April.
- V. Project Manager’s Report – **S.V.W.**
 - a. Towncenter Phase 2 – Glass install was completed on March 10th. Additional measures to address structural integrity are currently in discussion.
 - b. Towncenter Phase 3 – One week out to receive architectural plans. The bidding process has concluded; all bids will be reviewed and discussed. Next step will be to send the bids to the Board.
 - c. Pressure washing is 75% complete.
 - d. Bench Replacement is in process. The ETA to receive the benches is the first week of April.
 - e. Post office and Guard house are scheduled to be renovated in the Fall of '26. **A.G.** asked if he heard from the putting green regarding a bench. **S.V.W.** indicated “not yet.” **B.C.** asked about the timeframe of the guardhouse renovation. **S.V.W.** answered “about a month.”
- VI. Treasurer’s Report – **T.G.**
 - a. Through revenue February is good and over plan. Resales on homes are very good so far this year.
 - b. Gas station and car wash are profitable. Unfortunately, the car wash is closed today due damage but will reopen soon.
 - c. Total expenses are under budget due to lower landscaping costs on account of the drought and timing of expenses.
 - d. Cash positions are strong. Shout out to Bill Cikos and the Finance Committee for planning cash flow needs
 - e. Audit and tax return close to completion. We should expect a sizable refund this year which will be applied to the 2026 taxes
- VII. Delinquent Accounts – **T.G.**
 - a. Delinquencies remain low. Three (3) accounts were suspended **T.G. made a Motion to suspend three (3) accounts, second by L.M. Motion passed 3-0**
 - b. One (1) delinquent account has been sent on to legal counsel for collection
- VIII. Committee Reports
 - a. **Compliance – Ira Levy** The Committee recently held community meetings and a workshop regarding revisions to the Rules and Regulations (R & Rs). The R & Rs have been revised are

- will be voted on by the Board later in the meeting. The committee supports the changes. There is one (1) seat open on the Committee. If you are interested in serving, please reach out to Ira.
- b. **Infrastructure – Jeanie Bicanich** Sidewalk and valley gutter project are on Week 5 with about 2 weeks remaining. Boness and Compact Pavers are working together in good tandem to get the work done. **Richard Grannis** commented the vendors are doing a great job, with good clean up and safety measures. The pressure washing vendor is going a great job as well. Roads project Phase1 warranty review is complete. No premature failure was evident; there were some small defects that are easily repaired. Next quality review will be in May. Phase 2 will start on May 4, 2026. Twenty-three (23) streets are scheduled with a completion date in early July. There will be a street rep meeting on April 7, 2026 at 7:00PM to coordinate work. A Town Hall meeting will be held on April 14, 2026. The topic will be the Roads Phase 2 project. **A.G.** asked if Russ Berner will be at the meeting. Jeanie replied “yes.”
 - c. **Lakes – Dick Norwood** There have been numerous complaints from residents about children and young adults catching fish and then abusing them. Residents who witness abuse of fish or see birds with fishing line should contact Castle to file a report. There have also been reports of shore birds getting caught up in fishing line. Contact Castle as well, they will investigate; however, please dispose of fishing lines promptly. Bridge erosion is being addressed with test repairs to be made to bridges #6 and #17. New boat launch area by Maintenance shed in the works.
- IX. Comments by Unit Owners**
- a. **L.G.** noted she received an e-mail from an owner asking about the No Trucks sign that was removed. The sign was removed during the Roads Phase 1 project and has not been replaced.
- X. Meeting Minutes to Approve – March 11, 2026
- a. **D.M.** indicated Section VI. a should be corrected to read as follows: “D.M. made a motion to Accept the changes to the February 25, 2026 as noted; second by T.G.” **D.M. made a Motion to accept the Minutes with the noted changes, second by L.M. Motion passed 9-0**
- XI. Old Business – N/A
- XII. New Business
- a. Discussion and Vote on the New Cable Contract – Frank Mambuca spoke about the process undertaken by the Communications Task Force is reviewing bidders to select for the upcoming cable contract. They surveyed the community, sent out RFPs and held a Town Hall meeting with two selected vendors. The Task Force unanimously supports Comcast. Comcast offered many upgrades and features at no extra cost including internet service to the 16 pump stations. Several questions were asked re: fiber optics, streaming services and increased internet speed. **A.G.** thanked the committee for their hard work and study that was presented. **A.G. made a Motion to proceed with negotiations with Comcast, second by S.S. Motion passed 9-0**
 - b. Project Request Form – Mulch Contract Fall 2026 in the Amount of \$236,156.00 – **A.G.** talked about the contract. This year there will only be pine straw at the entrance to the community with hardwood mulch inside. **A.G. made a Motion to accept the mulch contract Fall 2026 in the amount of \$236,156.00, second by G.S. Motion passed 9-0**
 - c. Project Request Form – Pump Station Monitoring in the Amount of \$47,000.00 – John Schommer talked briefly about the need for monitoring the pump stations; why it is needed and how the monitoring works. **S.S.** asked if there were any other companies to contact. **L.M.** asked if this is 24/7 monitoring and a 1-year contract; yes to both questions. **D.M. made a Motion to accept pump station monitoring in the amount of \$47, 000.00, second by B.C. Motion passed 9-0**
 - d. Project Request Form – Fish Stocking in the Amount of \$22,388.00 – Dick Norwood talked about the fish stocking program. This keeps the lakes healthy and controls the amount of apple snails. The stocking is done in the Fall. **L.M. made a Motion to accept the fish stocking in the amount of \$22,388.00, second by T.G. Motion passed 9-0**
 - e. Project Request Form - Paver Repairs in the Amount of \$17,375.00 – **B.P.** indicated there were 41 homes identified for paver repairs – aprons and/or sidewalks. **T.G. made a Motion to accept paver repairs in the amount of \$17,375.00, second by B.C. Motion passed 9-0**
 - f. Project Request Form – Racquet Sports Pickleball Paver Area Spruce-Up in the Amount of \$11,760.00 – Ray Milavsky spoke about the changes requested. This will enhance the area and improve functionality. **L.G. made a Motion to accept racquet sports pickleball paver area spruce up in the amount up to \$15,000.00, second by T. G. Motion passed 9-0**
 - g. Project Request Form - Common Area Magnolia Removal in the Amount of \$10,492.99 – **A.G.** talked about the amount of dead and dying magnolias in the common area and on Islandwalk

- Circle. **A.G. made a Motion to accept common area magnolia removal in the amount of \$10,492.99, second by S.S. Motion passed 9-0**
- h. Project Request Form – Replacement A/C in Restaurant in the Amount of \$9,200.00- **A.G. noted the A/C unit is over 10 years old and needs replacement. A.G. made a Motion to ratify the replacement A/C in the restaurant in the amount of \$9,200.00, second by A.S. Motion passed 9-0**
 - i. Project Request Form – Towncenter Renovation Phase 2 – Additional 42” Table and Four (4) Chairs in the Amount of \$7,026.85 – **L.M. noted there are not enough tables and chairs to accommodate people who wish to participate in the various games. This will match current activity. L.M. made a Motion to accept additional 42” table and four chairs in the amount of \$7,026.85, second by G.S. Motion passed 9-0**
 - j. Project Request Form – Remove and Replace Two Electrical Panels at the Resort Pool in the Amount of \$6,980.00 – **A.G. noted the original panels were identified on an inspection as needing replacement. A.G. made a Motion to remove and replace two electrical panels at the resort pool in the amount of \$6,980.00; second by D.M. Motion passed 9-0**
 - k. Project Request Form – Shoreline Stabilization – Bridges in the Amount of \$6,350.00 – Dick Norwood talked about the bridge drains and erosion. This is happening at many bridges; #6 and #17 will be sample bridges. Work will be done and analyzed on how find the best solution for repairs. **D.M. made a Motion to accept shoreline stabilization – bridges in the amount of \$6,350.00, second by T.G. Motion passed 9-0**
 - l. Advanced Aquatic – Proposal for Grass Trimmings in the Amount of \$2,700.00 – Dick Norwood noted the grasses need to be trimmed; this has not been done in a while. **L.M. made a Motion to accept proposal for grass trimmings in the amount of \$2,700.00, second by A.G. Motion passed 9-0**
 - m. Compact Pavers – Estimate #12385 – Tennis Pavilion Bathroom, Bleachers Seats and Various Locations in the Amount of \$1,150.00 – **A.G. made a Motion to accept estimate #12385 0 tennis pavilion bathroom, bleachers seats and various locations in the amount of \$1,150.00, second by T.G. Motion passed 9-0**
 - n. Discussion and Vote on Proposed Revised Island Walk Homeowners’ Association Consolidated Rules and Regulations – **A.G. made a Motion to accept proposed revised Island Walk Homeowners’ Association Consolidated Rules and Regulations, second by L.M. Motion passed 9-0**
 - o. Landscape – RFP – Juniper Contract Extension – **L.M. talked about the incentives offered by Juniper only if the contract was renewed without sending them out to bid. The Landscaping Task Force committee recommended the Board reject the offer and send out contracts for bid. L.M. made a Motion to reject the initial proposal from Juniper, second by S.S. Motion passed 9-0**
 - p. Landscaping Proposals
 - i. Proposal #389456 – Comcast Mainline Break Backfill in the Amount of \$496.65 – **RATIFY - G.S. made a Motion to ratify proposal #389456 – comcast mainline break backfill in the amount of \$496.65, second by D. M. Motion ratified 9-0**
 - ii. Proposal #388951 – Remove and Replace 2026 Phase 2 in the Amount of \$3,856.17 – **G.S. made a Motion to accept proposal #388951 – remove and replace 2026 phase 2 in the amount of \$3,856.17, second by T.G. Motion passed 9-0**
 - iii. Proposal #389320 – Island Walk Irrigation Repairs 3/9/2026 in the Amount of \$6,171.62 – **G.S. made a Motion to accept proposal #389320 – Island Walk irrigation repairs 3/9/26 in the amount of \$6,171.62, second by A.G. Motion passed 9-0**
 - iv. Proposal #389678 – Palm Removals in the Amount of \$2,590.00 – **G.S. made a Motion to accept proposal #389678 – palm removals in the amount of \$2,590.00, second by T.G. Motion passed 9-0**

XIII. Other New Business Not Know at Time of Agenda Posting

XIV. Announce and Approve Next Board Meeting Date – March 31, 2026

XV. Adjournment - **S.S. made a Motion to adjourn the meeting at 4:11 P.M.**