

Highlights of HOA Board Meeting – April 29, 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. New Board President Laurie McGrath thanked Concur for successfully completing the vote on the amendments to the bylaws relating to filling board vacancies and reducing the size of the board from 9 to 7. Both amendments passed and are in the process of being recorded by counsel.
- b. The new cable contract with Comcast has been signed.
- c. We are still looking for a new Lifestyle Director after Maribel left. The person we offered the position withdrew when their current employer offered a raise.
- d. Despite the vacant Lifestyle Director position, Town Center successfully hosted a number of events recently including a wedding, LCR game night, and a fashion show. Thanks to volunteers and Castle staff for stepping up to handle the events.
- e. Concur held an election for new leaders. Beth Phillips is the new chair and Jay Digilio is the new vice chair. Wendy Ponting is the new secretary. Thanks to Ron Rispo for his service as chair.
- f. The Pickleball area patio expansion and beautification project is done. It looks great—check it out.

General Manager Report: Billie

1. An updated hurricane preparedness plan for 2026 has been prepared and will be voted on by the Board at this meeting. Castle staff have completed further training.
2. A new maintenance technician, Ronnie, has been hired to fill a vacancy.
3. The new Shell gas pumps have been installed and are working well. Minor work remains. The point-of-sale system is outdated and an RFP process for a replacement system has started.
4. Coffee with Castle was held April 28 with Certa Pro. This was the final Coffee with Castle of the season.
5. Residents are reminded that the Town Center area dumpsters are not for resident use. Collier County has fined Island Walk multiple times for regular garbage being in the recycling dumpster. The fine is now \$128 per occurrence. Please refrain from using the bins for personal use, especially using the recycling bins for trash.

Project Manager Report: Shaun

1. The annual pressure washing is done in valley gutters, curbs, and common areas including lake paths, walls, pavers, and Town Center Circle.
2. Town Center renovation phase two: the glass installer has agreed to additional measures to improve the structural integrity of the large glass partitions recently installed. The further work will be done May 15, 2026. When this work is complete and one more card table and its chairs installed, phase two will be complete.
3. Town Center renovation phase three: The bidding and vendor selection process is almost complete. The Phase Three Task Force will make recommendations to the Board for approval by next week. Then we will seek permits and set a start date.
4. Bench replacement: four more benches will be shipped to us in about a week. Once they are installed the bench replacement project will be complete.
5. The renovation of the post office and guard building is still set for the fall of 2026. It will take about one month.

Treasurer's Report: Tom Giles

As of the end of March revenues are \$65,585 ahead of budget. The surplus is primarily due to capital contributions from higher-than-expected sales of properties in Island Walk. Expenses are about 319,000 under budget year to date, due to lower landscaping costs arising from the drought and due to timing of the expenses.

Our cash position remains strong with over \$2.2 million in operating cash /and T-bill investments and \$2.5 million in reserve cash and T-Bill investments. The T-bill will mature in time to use the proceeds to fund the road paving phase two project.

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 \$530,000, generating increased interest income for the community.

We received a draft annual audit report. The auditor substantially agrees with the financial reports as provided by Castle. At this point we disagree with the auditor about treatment of the gas station revenues and expenses, but discussions are ongoing and should be resolved in May.

Delinquencies remain low but increased slightly in March. The board voted to suspend privileges for four delinquent homeowners. Another that was previously suspended has been sent to counsel for further collection efforts including filing a lien against the property.

Committee Reports

Jeanie Bicanich reported on behalf of the Infrastructure Committee.

Phase two of the road repaving project has begun. Jeanie showed the street-by street proposed schedule. Whidbey Way is a special situation because it will be done in two parts, divided in half at the speed bump. To stop through traffic and eliminate the chance of vehicle damage from hitting the speed bump when it is extra high after existing pavement is milled away, a blockade will be placed at the speed bump for about a week. East-side residents will be able to access their homes from the east, and west-side residents will be able to access their homes from the west, in accordance with the schedule, subject to change. Communications will continue on a street-by-street basis.

Road paving phase one: The engineer who worked on phase one of the road paving project will conduct a further inspection in the May/June period to identify defects in workmanship and materials. The engineer will recommend what remedial work is needed and should be performed by the vendor in accordance with our warranties, and when the best time is to perform that remedial work.

Comments by Unit Owners

None.

New Business

The Board voted unanimously to select Jim Verzella to fill the remaining board vacancy. The Board is now complete at seven members under the revised bylaws.

Board member liaisons were selected for %%all committees and task forces. The board is reviewing whether any changes to the liaison system are warranted. Committees are invited to provide comments to the board regarding liaisons.

The Board approved the 2026 Hurricane Preparedness Plan. The Plan will be distributed to all homeowners.

Two homeowner requests for removal of common-area oak trees near their properties were considered. One was tabled pending a visit to the home by arborist to assess the assertions of root damage and recommend a solution that could include pruning large branches rather than cutting the tree down. The homeowner will be gone but authorized access to a lanai screen door which allegedly cannot properly close and open due to root damage. The second request was approved in view of damage including the damage risk to the storm drainage system.

The Board voted to affirm the community rule that deliveries are prohibited between 11 p.m. and 7 a.m. Users of delivery services such as Amazon are and will be reminded that efforts to get deliveries between 11 pm and 7 am will be stopped at the gate.

Louise G. presented a proposal for a board workshop at the May 13, 2026 board meeting. After discussion, the board approved a one-hour workshop on a single topic including 15 minutes for community feedback. If necessary, a regular board meeting will follow the workshop. The topic is to be determined but may relate to strategic/long term planning.

Various expenditures were approved including spring annuals plantings, paver repairs at Aruba units, a cover for the new power washer, glass replacement in town center, removal of dead and dying trees and plants, expand pavers near the tennis pavilion, and irrigation repairs.

Other

Laurie M. showed pictures of a new compost material, Veransa, that Juniper tested on a verge between the sidewalk and road in an area with struggling grass. The Veransa compost was applied in early January and recent pictures showed great improvement in the appearance of the grass despite drought conditions. The material is much cheaper than new sod and does not need extra irrigation. While the initial results show potential as a solution to some sod issues around the community, further testing needs to be done over the summer.

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

Submitted 4.30.2026

Daniel McDonald, Secretary