

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

Date: Wednesday, April 29, 2026
Time: 2:00 PM
Place: Town Center – Tahiti Room
6155 Town Center Circle #101
Naples, FL 34119

Meeting Minutes

- I. Call to Order – **L.M.** called the meeting to order at 2:00 PM
- II. Establish a Quorum – Laurie McGrath, President; Bill Chisum, Vice President; Tom Giles, Treasurer; Dan McDonald, Secretary; Louise Gallagher, Gus Stuhldreher and James Verzella, Directors. Castle Group – Kristin Meucci, Regional Director; Billie Parker, General Manager; Janis Potter, Assistant General Manager and Harshil Patel, Covenants Manager/Communications Coordinator
- III. President’s Opening Remarks – **L.M.**
 - a. Thank you to all especially CONCUR on completing the vote on the two amendments to the Bylaws
 - b. Comcast agreement signed
 - c. New Lifestyle Director search in progress
 - d. Lots going on the weekend of April 25th: LCR game night; a wedding reception and the Fashion Show. Thank you to all the volunteers and Castle employees in handling the events
 - e. Recognized Ron Rispo for his years as CONCUR chairperson. New Chairperson is Beth Philips with Jay Digilio as Vice Chairperson. Wending Ponting is secretary
- IV. General Manager’s Report - **B.P.**
 - a. Castle Hurricane dry run completed. The 2026 Hurricane Preparedness Plan is on today's Agenda for Board approval
 - b. Ronnie Ravenscroft is the new maintenance person. Maribel has left to pursue her own business; we are actively looking for a new Lifestyle Director
 - c. Shell pumps are up and running
 - d. Certi-Pro hosted Coffee with Castle on April 28th. This is the last Coffee with Castle until the Fall
 - e. Residents are still dumping trash in the recycle dumpsters. This is a violation per Collier County and each bag of trash costs money. Please refrain from dumping trash in the recycle bins
- V. Project Manager’s Report – **S.V.W.**
 - a. Annual pressure washing is complete
 - b. Town Center Phase 2 renovation – reached an agreement on how to stabilize the glass partitions. This will be done the week of May 15th, with decorative trim to follow. A table and 4 chairs are on order; this will close out Phase 2
 - c. Town Center Phase 3 renovation – All submissions have been reviewed and the best bidders have been selected. This will be submitted to the Board for approval at the next Board meeting
 - d. Remaining four (4) benches have been placed at lawn bowling and pickleball
 - e. Guard house/post office renovation will start in the Fall
- VI. Treasurer’s Report – **T.G.**
 - a. March revenues are ahead of budget. Surplus to date due to higher capital contributions (re-sale activity up) Expenses under budget. Cash position remains strong
 - b. Bill Cikos and the Finance Committee has planned out cash flow needs that allows and increase in investment in Treasury Bills
 - c. Received draft audit report. Discussions are on-going about the gas station revenue and expenses. This should be resolved in May
- VII. Delinquent Accounts – **T.G.**
 - a. Delinquencies remain low
 - b. Board voted to suspend privileges for four (4) delinquent homeowners
- VIII. Committee Reports
 - a. **Infrastructure – Jeanie Bicanich** – Phase 2 is now in day 3 of week 1 of a 5 week project. Roads that are closed at 6AM are open the following day. Week 2 has the first layer of paving on Yakobi. Bravada and Island Pond will be milled. Weeks 3-5 will be paving of second layer. The engineers will inspect potential defects in Phase 1 paving in May/June.
- IX. Comments by Unit Owners** - N/A
- X. Meeting Minutes to Approve – March 25, 2026
 - a. **D.M.** noted to correct “Frank Ambuca” to “Frank Mambuca” on XII (a); at XII(c) “Schommer”; at XII(h) correct “\$92,000.00” to \$9,200.00” **D.M. made a Motion to Accept the March 25, 2026 Minutes as amended, second by T.G. Motion passed 7-0**

XI. Old Business

XII. New Business

- a. Appoint James Verzella, Director – **L.M. made a Motion to accept James Verzella as Director, second by T.G. Motion passed 7-0**
- b. Update Board Committee Liaisons – Board liaisons
 - i. ACC Committee: Dan McDonald and Gus Stuhldreher
 - ii. Infrastructure: Dan McDonald and James Verzella
 - iii. Compliance – Bill Chisum and Louise Gallagher
 - iv. Lakes – James Verzella and Laurie McGrath
 - v. Hearings – Bill Chisum and Louise Gallagher
 - vi. Amenities – Louise Gallagher
 - vii. Landscape – Laurie McGrath and Gus Stuhldreher
 - viii. CONCUR – Gus Stuhldreher and Tom Giles
 - ix. CERT – Bill Chisum
 - x. Telecommunications/Tech – James Verzella
 - xi. Elections – Tom Giles
 - xii. Town Center Phase 3 Renovation – Laurie McGrath and Louise Gallagher
 - xiii. Finance – Tom Giles
 - xiv. Lifestyle – Dan McDonald and Louise Gallagher
- c. Approve 2026 Hurricane Plan – **L.M. made a Motion to Accept the 2026 Hurricane Plan, second by L.G. Motion passed 7-0**
- d. Proposal #392617 – Spring Annuals 2026 in the Amount of \$13,029.69 – **L.M. made a Motion to Ratify Proposal #392617 Spring Annuals 2026 in the Amount of \$13,029.69, second by D.M. Motion ratified 7-0**
- e. Proposal #12318 – Paver Repairs for 20 Sidewalk Entrances in the Amount of \$8,800.00 – **D.M. made a Motion to Accept Proposal #12318 – Paver Repairs for 20 Sidewalk Entrances in the Amount of \$8,800.00, second by G.S. Motion passed 7-0**
- f. One Stop Landscaping, LLC - Estimate #7995 – Install Dirt, Etc. at 4652, 4684 and 4688 Ossabaw in the Amount of \$1900.00 – **L.M. made a Motion to Accept One Stop Landscaping, LLC Estimate #7995 – Install Dirt, etc. at 4652, 4684 and 4688 Ossabaw in the Amount of \$1,900, second by J.V. Motion passed 7-0**
- g. Romano Canvas & UPH, LLC - Estimate – Custom Cover for Power Washer in the Amount of \$1,605.00 – **L.M. made a Motion to Accept Romano Canvas & UPH, LLC Estimate – Custom Cover for Power Washer in the Amount of \$1,605.00, second by G.S. Motion passed 7-0**
- h. GlassDoctorx – Estimate #186537953 – Replace Glass in Display Case in the Amount of \$1,562.00 – **L.M. made a Motion to Accept GlassDoctorx Estimate #186537953 – Replace Glass in Display Case in the Amount of \$1,562.00, second by T.G. Motion passed 7-0**
- i. Access Dynamics, Inc. – Estimate #2254 – Install New Safety Photobeam for Resident Entry Barrier Arm in the Amount of \$983.00 – **L.M. made a Motion to accept Access Dynamics, Inc. Estimate #2254 – Install New Safety Photobeam for Resident Entry Barrier Arm in the Amount of \$983.00, second by G.S. Motion passed 7-0**
- j. 3944 Upolo Way – Email from Ben and Michelle Maltese Requesting a Variance on the Architectural Control Committees Denial on Paint Color – Homeowner **Ben Maltese** present. He wants a variance on the standard paint color scheme and would like white trim with paraffin body color. He has seen similar paint schemes throughout the community. A discussion followed with comments by **Kristin Paulson**, Chairperson of the Architectural Control Committee. At some point, new color schemes will be reviewed; however, not at this time. **T.G. made a Motion to Deny the Variance, second by L.G. Motion passed 7-0**
- k. 3803 Valentia Way – CARO – Homeowner **Harriet Schneider** present via ZOOM. The oak tree is massive and its limbs are overhanging her pool cage. The roots are also upending pavers. The tree is very messy with leaves everywhere. A discussion ensued regarding removal of the tree, its limbs and Juniper's arborist findings. The Board will ask Juniper to revisit the site. **T.G. made a Motion to table and re-visit at a future Board meeting, second by L.M. Motion tabled 7-0**
- l. 4125 Tabago Lane – CARO – Homeowner **Tami Berman** present. The oak tree is very large and is damaging the drainage system. **Kristin Paulson** indicated the tree is planted on top of the stormwater drainage system. Homeowner has another hardwood on the lot. **T.G. made a Motion to Remove the oak tree, second by G.S. Motion passed 7-0**
- m. Discuss and Approve Ray Milavsky Continue as Chair of the Racquet Sports Committee to February, 2027 -**L.M. made a Motion to approve Ray Milavsky as chairperson of the Racquet Sports Committee, second by B.C. Motion passed 7-0**
- n. Discussion Regarding Early Morning (Prior to 7:00 AM) Amazon Deliveries – Discussion regarding the timing of Amazon deliveries. Currently no deliveries allowed 11:00 PM to 7:00 AM.

Should there be a 24 hour window? L.M. indicated to keep deliveries on current schedule – 7:00 AM to 11:00 PM. **L.M. made a Motion to keep the current delivery schedule of 7:00 AM to 11:00 PM, second by L.G. Motion passed 7-0**

- o. Discussion Regarding Proposed Workshops – L.G. talked about making the first May meeting a workshop. This will allow the Board to get an in-depth understanding of on important issues. Residents and be present and are welcome to watch. A Board meeting will follow. **L.G. made a Motion to accept this format for the May 13, 2026 meeting, second by B.C. Motion passed 7-0**
- p. Landscaping Proposals – **G.S. made a Motion to Ratify Proposals i to xii, second by L.M. Motion ratified 7-0**
 - i. Proposal #391281 – Island Walk Irrigation Repairs 3/16/2026 – Concrete Repairs in the Amount of \$4,483.34 – **RATIFY**
 - ii. Proposal #391647 – Remove only Phase 3 in the Amount of \$1,405.00 - **RATIFY**
 - iii. Proposal #391864 – Palm Removals in the Amount of \$3,120.00 – **RATIFY**
 - iv. Proposal #392088 – Island Walk Irrigation Repairs in the Amount of \$1,659.10 – **RATIFY**
 - v. Proposal #392519 – Irrigation Controller – Facepack Replacement in the Amount of \$511.52 – **RATIFY**
 - vi. Proposal #393016 – 5036/5040 Jarvis Oak Removal – BONNESS DAMAGED in the Amount of \$845.00 – **RATIFY**
 - vii. Proposal #393061 – Island Walk Weekly Irrigation Repairs 3/30/2026 in the Amount of \$163.02 – **RATIFY**
 - viii. Proposal #393491 – Tree Removals in the Amount of \$2,275.00 – **RATIFY**
 - ix. Proposal #394185 – Island Walk Irrigation Repairs 4/6/2026 in the Amount of \$4,236.08 – **RATIFY**
 - x. Proposal #394441 – April 2026 Irrigation Repairs – 4039 Trinidad – County Water Repair in the Amount of \$310.34 - **RATIFY**
 - xi. Proposal #394611 – 5448/5452 Freeport Comcast Repair in the Amount of \$96.89 – **RATIFY**
 - xii. Proposal #394886 – Island Walk Irrigation Repairs 4/13/2026 in the Amount of \$4,027.40 - **RATIFY**
 - xiii. Proposal #385501 – Tree Removals in the Amount of \$1,300.00 – **G.S. made a Motion to Accept Proposal #385501 – Tree Removals in the Amount of \$1,300.00, second by D. M. Motion passed 7-0**
 - xiv. Proposal #392729 – Remove and Replace Phase 3 in the Amount of \$2,985.00 – **G. S. Made a Motion to Accept Proposal #392729 Remove and Replace Phase 3 in the Amount of \$2,985.00, second by L.G. Motion passed 7-0**
 - xv. Proposal #395769 – Palm Removals in the Amount of \$2,435.00 – **G.S. made a Motion to Accept Proposal #395769 Palm Removals in the Amount of \$2,435.00, second by D.M. Motion passed 7-0**
 - xvi. Proposal #395855 – Zanzibar Commons Install in the Amount of \$1,875.40 – **G.S. made a Motion to Accept Proposal #395855 Zanzibar Commons Install in the Amount of \$1,875.40, second by L.G. Motion passed 7-0**
 - xvii. Proposal #396825 – 5902 Bermuda Tree Ficus Removal in the Amount of \$845.00 – **G.S. made a Motion to Accept Proposal #396825 5902 Bermuda Tree Ficus Removal in the Amount of \$845.00, second by L.M. Motion passed 7-0**

IX. Other New Business Not Known at Time of Agenda Posting

a. L.M. talked about veransa – what it is and how it works. Donna Poach noted that some grass is still needed and that the veransa is placed on top of it

b. Richard Grannis talked about the height of the speed bumps. A discussion followed on this topic.

X. Next Board Meeting May 13, 2026

XI. Adjournment - **D.M. made a Motion to Adjourn the meeting at 4:09 PM**