

Highlights of HOA Board Meeting – June 24, 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.

Sod/Veransa Presentation

The meeting opened with a presentation from Anne Golino about the resumption of the sod installation program. Lake levels and rainfall are both up, enabling resumption. The installations started at Andros and continue clockwise. Currently we are up to Freeport with Guadalupe next. Anne introduced Adam Phelps from Juniper, our Agronomy and Arbor Manager who discussed our new “wonder” compost, Veransa, which has produced remarkable results in restoring sod. The material is being used in front lawn areas with spotty grass instead of new sod. It is also used under new sod to improve success.

Adam introduced Bob Boyd from the Veransa Group, who makes Veransa compost to talk about Veransa and answer questions. Bob explained that the company is based in Sarasota with manufacturing near Tampa. He described the process of making Veransa from clean branches and other green materials and with no artificial materials. It is strictly monitored and controlled to ensure no pathogens or weed seeds are avoided. Veransa is certified organic. It improves sod health over the short and long term. It costs 25 cents per square foot, versus \$1.89 per square foot for sod.

President’s Remarks: Laurie M.

1. Irrigation frequency increased to twice a week. The irrigation days may both be different from before. Residents may ask Juniper to confirm their irrigation days.
2. Glass Design is installing the support for the large glass piece on June 25. The surrounding portion of Town Center will be closed during that time.
3. The Landscape Committee requests that going forward all residents create a ticket with Juniper for any landscape issues as the first step. Those desiring to contact the Landscape Committee or Castle for further assistance will now need a juniper ticket. This ensures that every issue is properly tracked and managed.

General Manager Report: Billie

Welcome to our new administrative assistance/receptionist Nina, our new postal clerk Alan, and a new maintenance worker Ross.

Maintenance projects include inspecting and cleaning drains at Guadalupe, Hawkesbury, and Inagua, working on drainage around Town Center, replacing old electrical panels at the pool, deep cleaning of the pool area, and installing sound barriers at the pickleball courts.

The office team has prioritized answering phones and rearranged hours so the window will no longer close from 1 to 2 pm.

Project Manager Report: Shaun

Phase Two of the Town Center renovation will be done once the glass support is installed and surrounded decorative trim replaced and approved.

Phase Three of the Town Center renovation is on today's board agenda for approval of the budget and vendors. The permits will be applied for. Demolition starts July 6. The project will last about six months.

The post office back area and guard house renovation will be submitted to the board in July. Work should begin in the fall.

Treasurer Report: Tom G.

May 2026 revenue was about \$ 1 million, slightly over projections due to capital contributions from more home sales than expected. Expenses in May were about \$150,000 below budget.

For the year revenues are about \$5.4 million and expenses are about \$4.7 million. About half of the surplus is due to delays in landscape-related expenditures that are still expected before year end.

Liquidity as of May 31 is strong with \$1.4 million cash plus \$1.1 million in T-Bills in for operations. Reserves total \$2.9 million including \$1.5 million in T-bills. About \$1 million of the T-bills matured recently, with the resulting cash set aside for payments for phase two of the road paving project.

Our audit is done and the final copy is on its way to us. The numbers agree with the Castle financials.

Delinquencies remain remarkably low at about \$18,000. Several late accounts were paid off after privileges were suspended. We are working with counsel on the most concerning accounts.

Committee Reports

Lakes: Dick Norwood reported that they have referred to the Compliance Committee a report that a homeowner sprayed and killed littorals in the lake behind their home. Please remember that the lakes and littorals are community property and it is a violation to damage them. If you have a concern, contact Castle or the Lakes Committee rather than take matters into your own hands.

Owner Comments

Bud McKay of Drummond voiced a concern that Juniper refused to take palm fronds he had removed because it was “more than two handfuls.” The board noted Juniper is generally good at removing debris and noted that the Business Weekly usually has guidelines including photos to show how to get debris removed. There are limits on how much Juniper is required to take primarily because some owners use professional landscapers who are expected to remove large amounts of debris on their own. If the debris fits in bags, the county will take those. One option is to cut large fronds and branches so they fit in bags.

New Business

The board approved a budget and vendors for Phase Three of the town center. The cost is about \$490,000 plus a 10% contingency for a total of \$538,851. The kitchen bathrooms, front office space, and maintenance/storage areas will be renovated. Among other changes, the kitchen space will be more open, the women’s bathroom will get an additional stall, and tankless water heaters will create more space for maintenance. Town Center will experience partial closures through the project.

The board approved \$5,000 to hire a forensic engineering firm, Rimkus, to conduct testing on the three roads of concern paved in the rain during phase one of the road paving project. We are using a separate firm from the one who managed the project to avoid any potential conflicts.

The board approved allowing Billie to create a billing account with Florida Power and Light to maintain or resume power at the vacant home on Drummond of a recently-deceased resident. Finding the new owner is proving difficult as the resident died without a will and without children or a spouse. The half-siblings have been contacted and hopefully will take responsibility. In the meantime, the HOA will pay electric bills to minimize the risk of mold to the neighbor sharing a common wall. Although the heirs are expected to cooperate and reimburse any expenses incurred, if necessary the HOA may file a lien on the property for unrecovered costs. The pool is also a concern to neighbors, and \$2,000 was approved for any necessary pool repairs and maintenance.

A unit with several thousand dollars of delinquent unpaid HOA fees has been referred to counsel. A lien was filed and recorded and a letter sent to the owner enclosing the lien and stating an intent to foreclose if the amount due remains unpaid. Castle will attempt to visit the home to see if that helps.

The board asked the Compliance Committee to review the rules for tenant evaluation forms and fees. Some units have had the same tenant for five or more years. Reusing them to repeat the process and incur a \$150/year fee seems excessive. The committee was asked to recommend an abbreviated and cheaper process for tenants with a continuous rental history of at least five years at the same address and with a history of compliance with HOA rules.

The board voted to disable the latch on all gas pumps. Currently the two old pumps have latches enabled while the two new pumps are enabled. We have had incidents of gas spills from latches left on in vehicles where gas spilled. This may occur when residents improperly leave their pumps unattended. Residents are reminded that pumps need to be tended during fueling and vehicles should be moved from pumps when done pumping.

The board approved \$33,750 for Veransa compost on the east side.

The board approved a Lake Erosion Task Force.

The board approved various expenses including irrigation repairs, mulch and Veransa, repairs on areas damaged during road repairs and paver replacement, and palm removals. It was noted that the HOA will seek reimbursement from the vendors as appropriate for repairs required due to their actions.

It was also noted that irrigation repairs through May 2026 are under budget. Budget to date is about \$160,000, while actual expenditures are about \$145,000. This year's budget is about \$350,000, which is well below 2025's expenses of about \$491,000 and 2024's expenses of about \$657,000. This is a good trend and confirms that the steps taken in recent years, including the installation of new pumping stations, have helped significantly to control and reduce repair costs.

It was noted that some residents have voiced concerns about the noise from aerator compressors. Decibel levels were checked and are within county guidelines. Nevertheless we will take reasonable steps to reduce noise where issues arise including planting sound-deadening vegetation and remounting platforms on mulch.

Regarding the sound barriers recently installed at the pickleball courts, it was noted that no decibel readings have been obtained to determine the effectiveness of the barriers.

Readings will be taken next time to barriers are removed as a baseline and also taken once the barriers are back up.

The next meeting is July 8. The first meeting will be a workshop of about 80 minutes focused on long range planning, followed by a regular board meeting.

The next regular board meeting is June 24, 2026 at 2:00 p.m.

Submitted 6.25.2026

Daniel McDonald, Secretary