# Highlights of HOA Board Meeting – July 22, 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: Laurie M.**

1. Irrigation is up to twice a week in common areas and backyard irrigation has resumed as lake levels rise.

**General Manager Report –** Billie

Liz Rampartap started at the front desk. She brings customer service, administration, and other experience. Kevin has also started as a support tech. Welcome!

Collier County personnel may be seen on site over the next two weeks inspecting sewer drains.

Various common are upgrades were performed including at the bocce ball courts. New, matching umbrellas were installed at the pickleball and resort pool areas. More chairs and umbrellas are coming to improve the appearance of common areas.

Maintenance staff is power washing bridges. We are looking for deterrents to birds on bridges to reduce the mess.

We are improving the scheduling process for the ballroom by asking all committees and other groups that wish to use the ballroom to complete a reservation form. This should help avoid misunderstandings.

**Project Manager Report –** Shaun

We received written confirmation that the decorative glass is now secured on all sides. A slight flex remains that is within industry standards. With the glass now secure, decorative trim will be added around the glass next week as the final step in Town Center renovation Phase Two.

Town Center renovation Phase Three began July 6, 2026. Furniture and fixtures are being ordered as work proceeds on interior walls.

The Guardhouse and Post Office renovation/upgrade projects will be reviewed by the Finance Committee and then presented to the Board at a future meeting.

**Treasurer Report** – Tom G.

Paul Martin and Bob Koontz have stepped down from the Finance Committee. Karen Goggin and Robert Weisman replaced them. The outgoing members were thanked for their service.

Revenues in June were slightly over budget, due primarily to more-than-budgeted home sales which triggered higher capital contributions, as well as profits from the gas station. Expenses in June were about $120,000 below budget.

Year to date revenues total about $6.5 million, about $132,000 more than budgeted due to home sale capital contributions, late fees, and gas station profits all higher than expected.

Year to date expenses total about $5.5 million, about $658,000 under budget. Various factors contribute to the reduction including lower personnel costs through Castle, reduced monthly expenses due to the early start of the new cable contract, deferred landscaping and sod expenses, and the lack of use of the contingency fund. Some of these expenses will be permanent but others are simply deferred to later in the year. This meeting's agenda includes more invoices for sod and landscaping as we catch up on these activities which were deferred during the drought.

We have entered budgeting season for 2027. It was a bit of a surprise that insurance costs went down in 2026 and will go down again in 2027. We will look at reducing the contingent line item given it has not been needed in recent years.

**Delinquency Report –** Tom Giles

Delinquencies continue to be quite manageable. Total delinquencies as of mid-July were a little higher, which is typical immediately after the quarterly fees are due as some people miss the deadline and then catch up. Delinquencies over 90 days remain low at about $28,000. No new suspensions are recommended. One matter has been referred to legal and is in the stage where the owner has 45 days to respond to a notice.

**Committee Reports**

RSC: Louise G. reported that the Racket Sports Committee had a special meeting on July 16, 2026 and took several votes: (1) to withdraw the pickleball expansion request from the proposed 2027 budget; (2) to create a task force to gather better data on pickleball court usage/wait times (such as through use of video from cameras at the court) and analyze sound concerns and solutions; (3) to retain experts to measure pickleball sound and develop remediation solutions, and (4) to oppose use of tennis court 7 for additional pickleball courts. The task force will include Hayley Smith, who lives near the courts and has expressed concerns about expansion, as well as racket sports players.

Members of the RSC had a productive discussion with neighbors opposed to expansion after the meeting. Hayley provided the RSC with a written report summarizing reasons residents of TownCenter Circle and other nearby streets oppose pickleball expansion.

RSC chair Ray M. addressed privacy concerns about using camera video to track usage, noting there is no expectation of privacy in the areas captured on the video.

Louise agreed on behalf of the RSC to have the task force results done by April 1. 2027.

**Owner Comments**

Matthew Jaffee of Valentia Way expressed concern that aerobic equipment such as ellipticals in the fitness room are obsolete and need to be replaced. He will provide information to Castle regarding the defective equipment to be considered as part of the budget process.

Paul Budnick of Bermuda Lane expressed concern for cars eastbound on Vanderbilt Beach Road turning left on red arrows into Island Walk. This is not permitted. The Board agreed to ask Collier County whether they could put up a sign in the turn lane to reinforce that there is no turn on the red arrow.

**New Business**

About $76,000 in funding for the community paver project was approved. The streets covered include Jarvis clockwise to Trinidad, Valentia, Whidbey, and IslandWalk Circle to Bravada Way. This is budgeted.

Proposed expenditures for renovation of the guardhouse and post office were withdrawn pending review by the Finance Committee.

New compressors and cabinets at lakes 2, 3 and 4 were approved as part of a continuing upgrade project. Transplanting littorals to cover erosion areas in the amount of $9,000 was also approved. This covers four days of labor in transplanting littorals.

Continuing sod installations from Hawkesbury to Maupiti were approved.

Resurfacing of four clay tennis courts and top dressing the other three clay courts for a total of about $29,000 was approved as part of the three-year cycle of routine maintenance.

Additional holiday lighting for three oak trees was approved, as well as supporting electrical wiring. Some homeowners have commented that our holiday lighting should be expanded.

The Board approved $10,500 for Concur to develop and test a commercially-available communications/documents platform to replace its existing website developed and operated by a homeowner as discussed at the last meeting. Concur will come back to request additional finding once a platform is tested and identified as suitable. The request does not include e-voting capability, which may be addressed in the future.

The Board approved $9,675 for a new air conditioner in the lifestyle office. As part of the Phase Three remodeling project it weas determined that the existing air conditioner was no longer suitable even with repairs.

The Board also approved holly replacements, a bulletin board for the putting green, erosion prevention work, and installing power lines for a pizza oven in the kitchen.

A variation as recommended by the ACC was approved to allow a stone bed to extend into a common area that is difficult to mow and had damage from mowing because it is between several trees. Jim Verzella abstained as it was his request.

Louise G. summarized the workshop held July 8, 2026. The budget was discussed and feedback on priorities requested. Some owners spoke and others submitted a written form requesting input. As a result of this process BillC. Agreed to chair a five-year planning task force focused on strategic goals and long-range planning for the community as well as ensuring our reserves are adequate.

The board ratified $663,839 for a bundle of insurance policies to protect the HOA from various risks. The premium is lower than it was the prior year. The Finance Committee had to renew the policies before this meeting and will work next year to present the insurance recommendation to the board before payment is due.

Reinforcement of the HOA policy against harassment was discussed. Castle staff have been the recipients of verbal abuse in person, through emails, and by phone. All forms of harassment are against HOA rules and subject to fines. We will explore improving cameras and audio to better preserve evidence of harassment.

The Board approved several irrigation repair work orders and replacement of sod damaged during the roads and pavers project. Reimbursement from the contractors will be sought. Shrub and tree removals were also approved as was removal of a branch damaged by waste management. Installing pine straw along the walkway between the tennis courts was approved.

Laurie M. reported on interim approvals of several irrigation repairs, some due to lightning strikes, and grounding rods tests. It was noted that additional ground rods were installed last year to reduce repairs resulting from lightning strikes. Laurie will ask Juniper why the rods did not prevent the damage.

The next regular board meeting is August 12, 2026 at 2:00 p.m.

**Submitted 7.23.2026**
**Daniel McDonald, Secretary**