

Island Walk Homeowners Association, Inc.
A Corporation Not-For-Profit
Notice to Association Members of a
Meeting of the Island Walk Board of Directors

Date: Wednesday, April 10, 2024
Time: 2:00 pm
Place: Town Center - Tahiti Room
6155 Town Center Circle #101
Naples, FL 34119

Minutes

- I. Call to Order: President Luis C called the meeting to order at 2:00 PM
- II. Establish a Quorum: President Luis Cantarero, First VP Teresa Frick, Second VP Becky Gibson-Laemel, Secretary Anne Golino, Directors: Kerry Kneitel, PJ Stakelum III, Mike Ehlers and Angie Striebel. Absent: Treasurer Michael Goonan. Castle Group: Regional Director – Sam Castro, General Manager - Billie Jo Parker and Assistant General Manager - Carol Jimenez.
- III. President's Opening Remarks
 - a. Wanted to get on top of finances, improve communication, and recruit community members into our committees. Met with the VP of finance of Castle. Is taking the bull by the horns on the accounting issues. Recruited a new owner to join the finance committee. Working on getting 195-196 working.
 - b. Have added a box on the entrance of the Town Center for suggestions. President has business cards with his email, so there can be open communication.
 - c. Suggested working through liaisons, Juniper, etc., but when they do not respond, please feel free to let him know. Please include ways we can better communicate with you. Will start going around on the weekends to talk to owners.
- IV. Project Manager Updates
 - a. 2024 victory benches project has been completed. 24 new benches recently installed thanks to our maintenance team.
 - b. Car wash: machinery has been completed. Pending camera, landscaping, vacuum and account set up.
 - c. Geothermal: pending superior stone delivery, paint, sod and shrubs, Naples Electric for pump housing.
 - d. Started the valley gutter and sidewalk replacement project on April 4.
 - e. Hydro court replacement starts April 15.
 - f. TC renovation: permits submitted as of last week, expecting a 2 week window until they are approved. Anticipating the project to begin on late May.
 - g. Shell Gas: Contract agreement has been provided. Once approved, we are looking at approximately 6-8 weeks for completion.
- V. Comments by Unit Owners*
 - a. John Korbel – Prescott: spoke about Juniper issues, primarily no service list and waste pickups. Board liaisons are meeting with Juniper on a weekly basis to raise issues on resident's behalf.
- VI. Old Business
 - a. Meeting Minutes to Approve:
 - i. Becky G-L tabled the approval of the meeting minutes of 3/13/24 and 3/27/24.
 - ii. **Motion made by Becky G-L to approve the meeting minutes of 4/3/24. Seconded by Mike E. Motion carried 6-0 (Teresa F and Luis abstained).**
 - b. Committee Updates
 - i. Fitness Center Committee: Offering this Sunday, "Come and Learn About Your Fitness Center" from 2:30 pm to 3:30 pm offered by insured and certified trainers.
 - ii. Lakes Committee: Working on the aeration project. Had a wonderful meeting this past week about how aeration is going to work.

- iii. Communications Committee: Saturday there will be a new homeowner orientation for new owners.
- c. Task Force Updates
 - i. Committee Charters: Change on the generic one, Kristin P wanted to incorporate Castle staff the same way we have vendors.

VII. New Business

- a. Restaurant Survey: Discussion and Decision
 - i. Tabled.
- b. Nail Salon Lease: Discussion and Decision
 - i. **Motion made by PJ S to enter the Nail Salon Lease. Teresa F seconded. Motion carried 7-0. (Luis abstained)**
- c. Task Force: Discussion and Decision
 - i. Luis C, PJ S, Jeff Wicker to be on Insurance Task Force.
- d. Island Walk Committee Members and Liaison Changes and Appointments: Discussion and Decision
 - i. Anne G to be removed from the infrastructure committee.
 - ii. Anne G will remain in the Town Center Renovation Committee.
 - iii. **Motion made by Luis C to approve the appointment of Thomas Giles to the Finance Committee. Seconded by Teresa F. Motion carried 7-0 (Luis abstained)**
 - iv. **Motion made by Kerry K to approve the appointment of Kristin Paulson as the Chair of the ACC. Seconded by Teresa F. Motion carried 7-0. (Luis abstained)**
 - v. Teresa to be added to the Security Committee.
- e. Landscaping Proposals: Discussion and Decision
 - i. Juniper Proposal 261004: Enhancements \$708.75
 - ii. Juniper Proposal 267705 **RATIFY**: Ganoderma \$2,967.50
 - iii. Juniper Proposal 266373 **RATIFY**: Ganoderma \$5,290.00
 - iv. Juniper Proposal 266786 **RATIFY**: Ganoderma \$2,985.00
 - v. Juniper Proposal 266163 **RATIFY**: Pump 13 \$485.68
 - vi. Juniper Proposal 266149 **RATIFY**: Irrigation Repairs \$7,716.41
 - vii. Juniper Proposal 267904 **RATIFY**: Irrigation Repairs \$4,576.86
 - viii. Juniper Proposal 267398 **RATIFY**: Irrigation Repairs \$7,098.73
 - ix. Juniper Proposal 266827 **RATIFY**: Irrigation Adj. \$239.00 pg.39
 - x. Juniper Proposal 267894 **RATIFY**: Irrigation Improvements \$1,744.00
 - 1. Tabled
 - xi. Juniper Proposal 266719 **RATIFY**: Tennis #7 Timer \$279.91
 - 1. Tabled

Motion made by PJ S to approve proposals 261004, 267705, 266373, 266786, 266163, 266149, 267904, 267398, 266827 with the provision that proposal 267705 is reviewed by Juniper and fixed if necessary. Seconded by Mike E. Motion carried 7-0 (Luis abstained).

- VIII. Adjournment: **Motion made by Angie S. to adjourn the meeting; seconded by PJ S. Motion carried 7-0 (Luis abstained). The meeting adjourned at 2:57 PM.**

Respectfully submitted by Carol Jimenez.