

Islandwalk at the West Villages Homeowner's Association



Welcome & Thank You for Attending!

Please be sure to sign in.



AGENDA

- ✓ Management Staff
- ✓ Board of Directors
- ✓ Community Facts
- ✓ Committees
- ✓ Financial Information
- ✓ Completed Projects
- ✓ Upcoming Projects

Management Staff

Proudly Managed by:
The Castle Group

Casey Gant

Property Manager

Sue Champagne

Lifestyle Director

Ryan Campbell

Administrative Assistant

Patrick Ketchens

Maintenance Technician



CONTACT US



On-Site Office

Monday – Friday
8:30 a.m. – 5:00 p.m.

Phone 941-493-2302
Fax 941-493-2307

Resident Services

1-800-337-5850

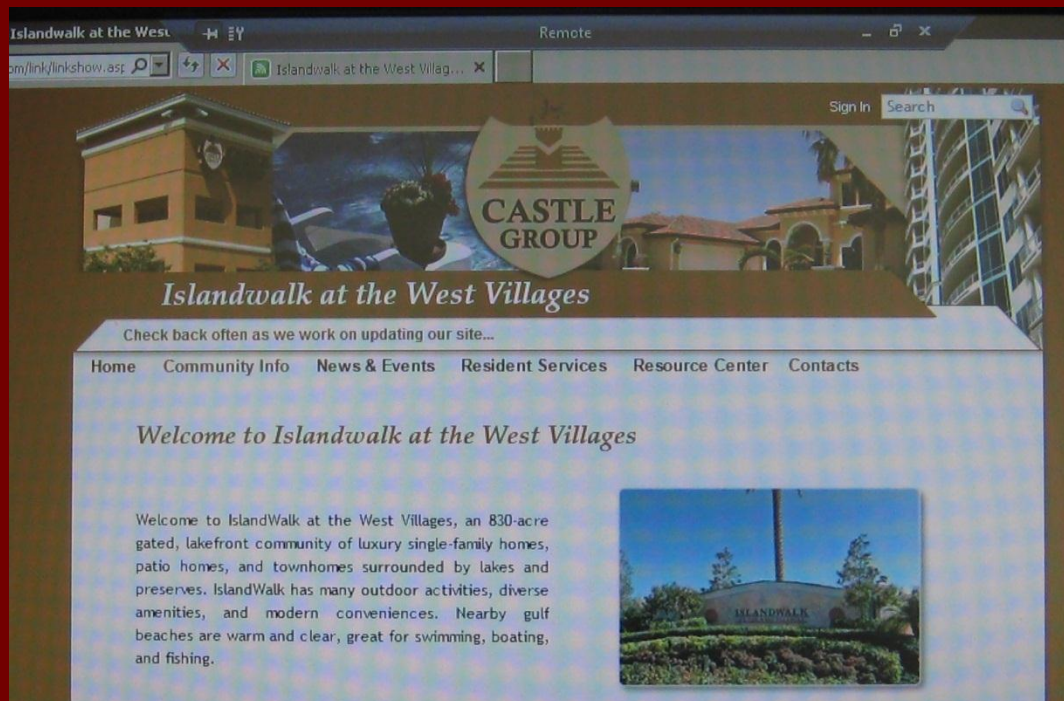




CONTACT US

www.islandwalkwestvillages.com

Find Newsletters, Community Updates, Forms, Documents, Pay Maintenance Fees, Submit Work Orders, Email the Property Manager and much more. Please log on and register for use.





BOARD OF DIRECTORS

"First Board"

- ✓ David Kanarek, President
- ✓ Scott Brooks, Vice President
- ✓ Michael Woolery, Secretary/Treasurer

Homeowners will elect the Board of Directors after 90% of the total number of homes in the community have been sold

1,659 Homes = 90%

Thank you for all your hard work!

COMMUNITY FACTS

- ✓ 1,843 Total Homesites
- ✓ 800 Acres
- ✓ 40+ Lakes/Wetlands
- ✓ 530 Closed Homes
- ✓ Governed by FL ST 720, Declaration of Covenants, Articles of Incorporation, Bylaws, Rules & Regulations





SITE PLAN



COMMITTEES

Architectural Control Committee

- David Kanarek
- Scott Brooks
- Michael Woolery

Committee Representative – Casey Gant

MEETINGS – As Necessary

PURPOSE - To insure the maintenance of the Property as an area of highest quality and standards and to insure that all improvements on each Lot shall present an attractive and pleasing appearance from all sides of view. The ACC is Governed by Article XII of the Master Declaration.

Approval Process – Application, Survey, Specifications

SEEKING MEMBERS...



Social Committee

Purpose - To assist with planning, scheduling, set-up, and execution of various social events and classes. Provide input to the Lifestyle Director for social planning.

Community Emergency Response Team – CERT

During the initial hours following the disaster, emergency personnel are overloaded, unable to reach areas or are short of personnel to respond. Others often have had to pitch in to help persons in their immediate neighborhood. CERT training gives you the decision-making and physical skills to offer immediate assistance to family members, neighbors and business associates in an efficient and effective manner without placing yourself in unnecessary danger.

20 Hours of Free Training – Minimum 12 participants

TO VOLUNTEER SIGN UP ON SHEET TODAY

NEIGHBORHOOD COMMITTEES



What makes up a Neighborhood?

What is the purpose?

Who chooses the representatives?

How often are committee members selected?

Top 10 Community Rule Reminders

Article IX Use Restriction



1. Pets – Pick up after immediately & keep on a leash
2. Parking – No Parking on the Street or Hammerheads
3. Fishing – No fishing, unless from your own backyard
4. Obey Speed Limit Signs & Stop Signs
5. Golf Carts – Registration & NEW STICKER PERMIT
6. Leasing Restrictions – 6 month minimum & application required
38 Rental Units currently or 7% of the total homes
7. No feeding of wildlife
8. ACC Approval required for ALL exterior changes
9. Place trash curbside for pick up only on the day of scheduled pick up. Other times trash cans must be stored out of sight.
10. Guest Facility Use & Registration

What is included in my Fees?

- Annual Budget Adoption – October
 - Build Out v.s. Actual Expenses
- Monthly Financial Statements Available On-Line

Developer Deficit Funding –Projected 400k in 2013

- Fee Calculation – Based on Lot Size
 - How can fees be paid?
 - Coupons – By Mail
 - Auto Pay – www.castlegroup.com
- Resident Services Tab & Manage Auto Pay
Website – Log in to Account

What is included in my Fees?

Security Staff, Guardhouse, Rear Gates, Transponder & Transponder Software
North Port Non Emergency # 941-426-3111



What is included in my Fees?

Lake, Littoral Shelf, and Wetland Maintenance

The ponds and storm water system serve three primary functions. The first is to collect storm water during rain events which helps to control flooding.

The second is to act as a filtration system for the pollutants that are carried into a pond during a rain event.

Things such as fertilizers, pesticides, oil from the street, are good examples of common pollutants. Lastly, the ponds serve as an aesthetic feature for the community, rich in wildlife such as birds, fish, and otters.



What is included in my Fees?

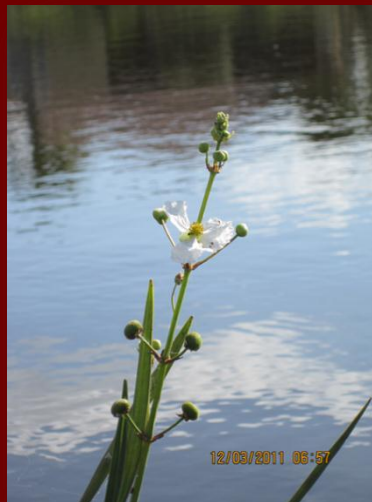
Lake, Littoral Shelf, and Wetland Maintenance

Aquatic plants reduce algae and provide habitat for wildlife.

Lake Levels fluctuate depending on rainfall.



Pickerelweed



Duck Potato



Gulf Rush

What is included in my Fees?

Lake, Littoral Shelf, and Wetland Maintenance

There are certain areas within the community where these plants are required by permit. Areas such as littoral shelves and wetlands are primary examples. Native aquatic plants will generally find their way into areas where they are not necessarily required but are helpful.



Pickerelweed Flowers



What is included in my Fees?

Landscape Maintenance

- Mowing
 - Edging
- Shrub Maintenance
 - Fertilization
- Insecticide/Fungicide
 - Weed Removal
- Irrigation System Repairs
- Irrigation Pump Repairs & P.M.
 - Tree Trimming
 - Annuals
 - Mulch



What is included in my Fees?

Road Repairs, Bridge Maintenance, Sidewalk Maintenance



What is included in my Fees?

Street Light Electricity
Walkway Lights Electricity & Repairs



What is included in my Fees?

Resort Center Maintenance

- On-Site Staff
 - Utilities
- Fire System Maintenance
- Janitorial Supplies & Cleaning
- Repairs & Maintenance Supplies
 - Pest Control
 - A.C. Maintenance
- Fitness Equipment Repairs & P.M.
- Library Computer – Internet & IT Support



What is included in my Fees?

Lap Pool, Resort Pool & Spa

- Pool Service
- Pool Equipment
Repairs
- Propane for Pool &
Spa Heat
- Pool Furniture



What is included in my Fees?

Tennis/Bocce Court Maintenance

- Clay
- Equipment
- Nets
- Wind Screens
- Irrigation System
- Fencing
- Re-surfacing



What is included in my Fees?

- Monthly Comcast TV Service
- Insurance
- Audit & Tax Return
- Management Contract
- Legal & Collection Costs
- Postage
- Office Supplies
- Office Equipment
- Pooled Reserve Funding



What is included in my Fees?

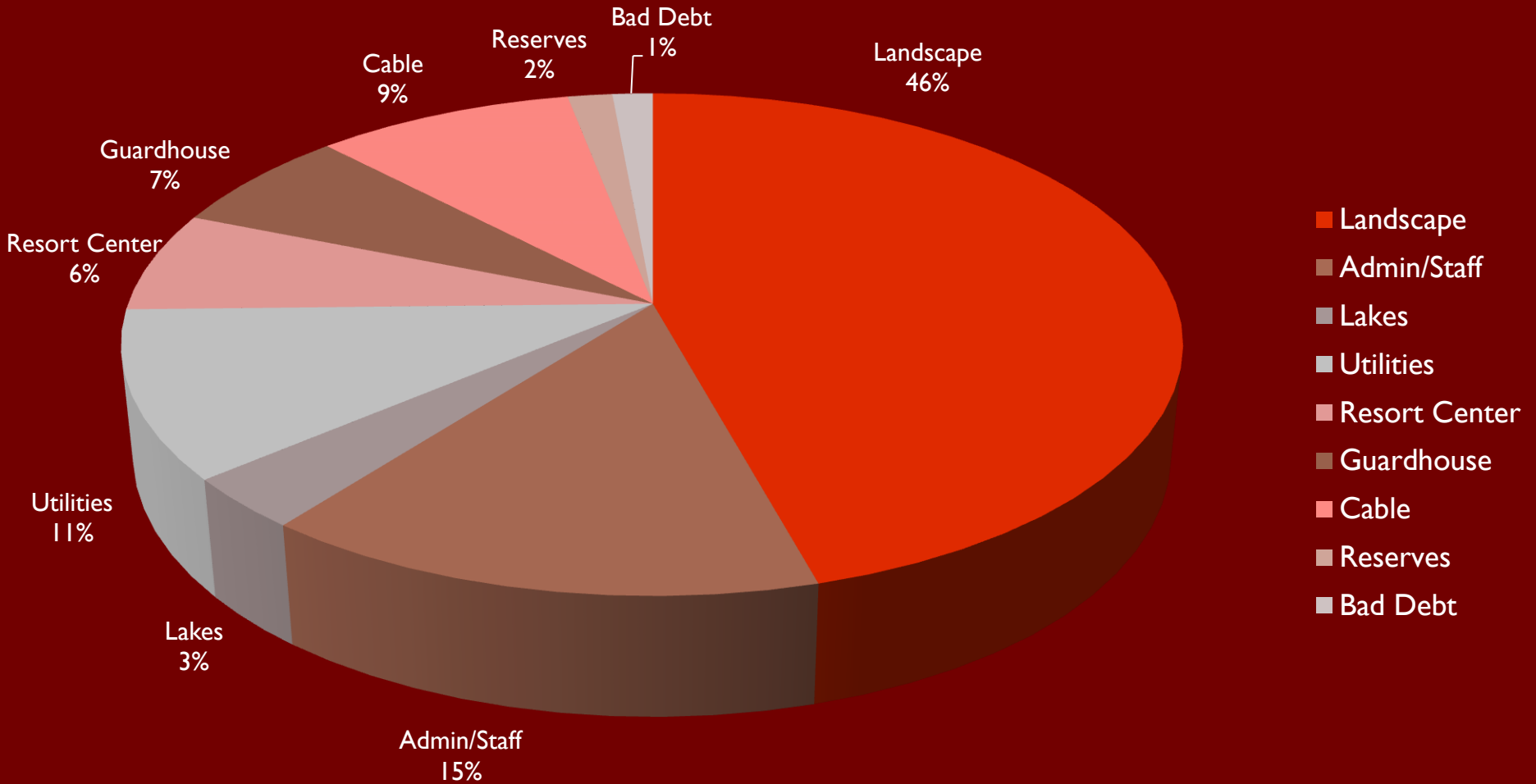
Extensive Social Activities & Programs





Year to Date Expenses

1/1/2012 to 12/31/2012





DELINQUENCY

Management is making courtesy calls each month to lower the balance owed to the association. Management sends reminder and late letters before an account is turned over to the Association's attorney for collection. Units delinquent over 90 days have their gate transmitter & FOB deactivated.

Delinquent Accounts as of 1/31/13

90 days or more past due = 8 Units or 1.5%
30 days or more past due = 31 Units or 5.8%
As of 12/31/12 AR was \$71,535
As of 12/31/11 AR was \$252,486

Balance Sheet

As of 12/31/12

Operating	\$44,432
Petty Cash	\$500
Reserves	\$129,206
Fees Receivable	\$71,536
Other Receivable	\$6,452
Allowance for Doubtful Accounts	\$47,234
Prepaid Expenses	\$272
Prepaid Insurance	\$13,592
Utility Deposits	\$14,139



Completed Projects

Community Wide Plant & Mulch Replacement

- Replaced over 3,000 Plants from Frost Damage
- Introduced “Islandwalk Friendly” Plant Varieties
- Annual Cypress Gold Mulch Replacement



Completed Projects

Landscaping Turnover Process

Conduct monthly turn over walks to identify trees and plants to be replaced under warranty by the installing contractor to save the HOA in replacement costs.



Completed Projects

Palm Tree Trimming

All Palm Trees in excess of 15' were trimmed in common areas and all palms around the homes will be trimmed this summer utilizing a lift truck where needed.



Completed Projects

Lake Bank Maintenance

Eroded sections of lake bank were back-filled with soil and re-sodded. Regular inspections are being made of the lake banks and regular repairs will be made on an on-going basis to insure lake bank stability.



Completed Projects

Safety Initiatives

- Regular Safety Inspections
- AED in Fitness Center
- Sidewalk Drainage Improvements
- Fire System Improvements at Resort Center



Completed Projects

Resort Center Parking Lots

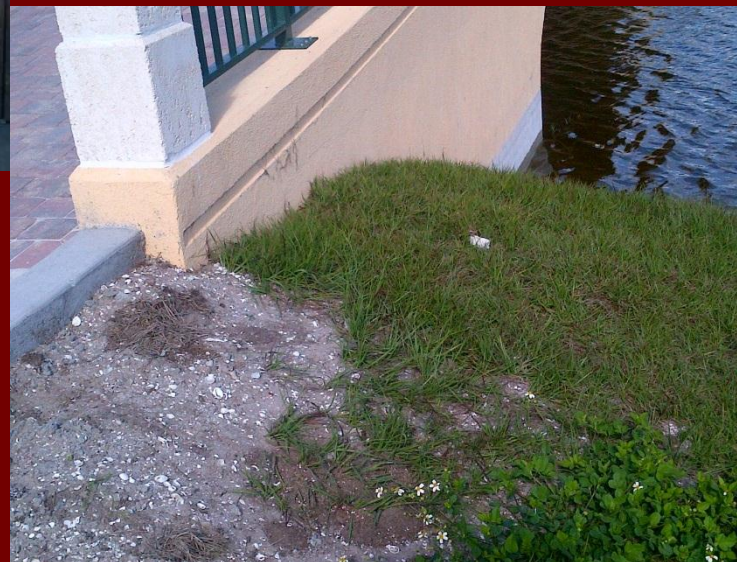
- Curbs painted white
- Lines re-striped
- Annuals added to Pool Gate Entry



Completed Projects

Bridge Repairs

- Quarterly Pressure Cleaning Schedule Implemented
- Wash Out areas filled
- Sinking Pavers lifted & repaired
- Treated for Fire Ant Control



Completed Projects

Rear Gate Opened

- Resident Transponders Activated
 - No Guest Entry
- Pedestrian Walk Gate Code 2580
- Construction Hours Mon – Sat
7:00 a.m. – 5:00 p.m.

Construction Traffic
NEW SIGNS COMING



Completed Projects

Additional Bike Racks

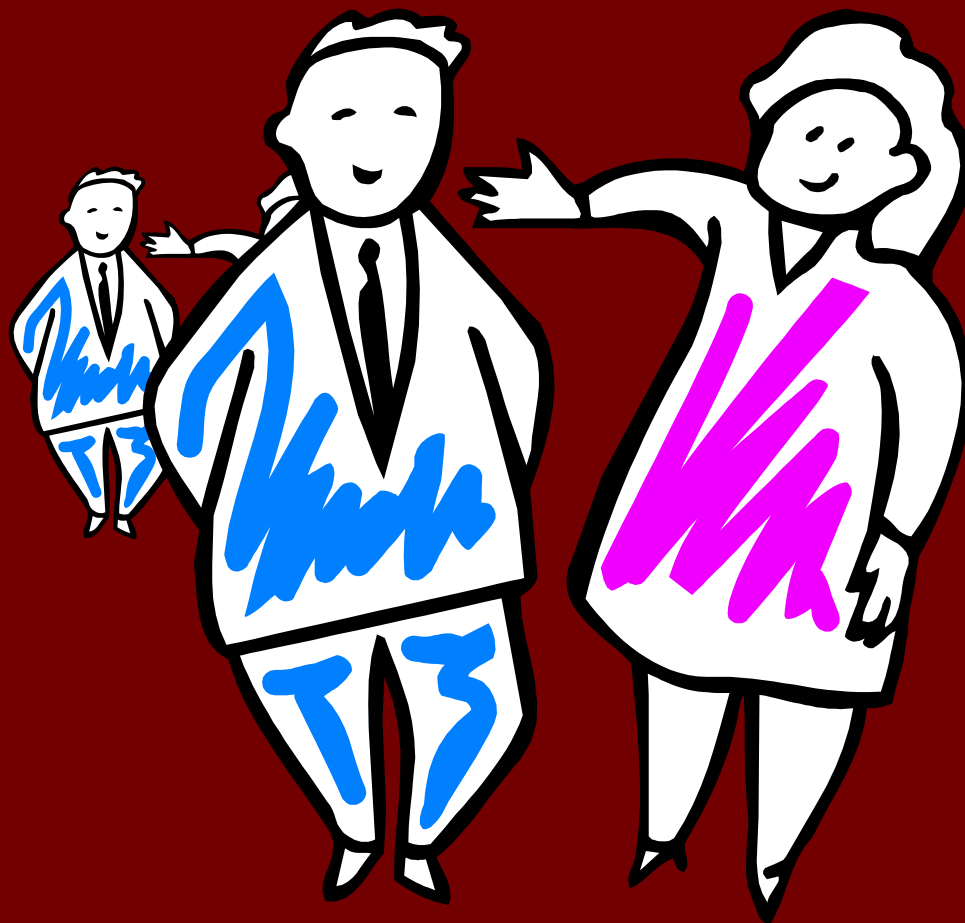
- Attaviano St. Parking Pad for Children riding the bus daily
- Fitness Center Door
- Lap Pool Gate



Upcoming Projects

Orientation Sessions

Institute Monthly Orientation Breakfast for new Homeowners & Tenants. We will invite Resident-Welcome Ambassadors to attend and greet your new neighbors.



Upcoming Projects

Resort Center Rules Signage & Pool Guest Policy

Post specific rules at the
Tennis Courts, Bocce
Courts, Pools, Spa and Gate

Issue Wrist Bands for Guest
Use at the Pool/Spa areas to
identify authorized users.



Upcoming Projects

Pool Upgrades

- Retrofit to Geo-Thermal Pool Heating System for the Lap Pool
- Install tiles to serve as lap lanes at the Lap Pool
- Drain Resort Pool to remove staining at the bottom of the pool
- Install gate from Resort Pool to Lap Pool



Pool will be closed for 1 month – June
All costs incurred by Developer

Upcoming Projects



Landscaping

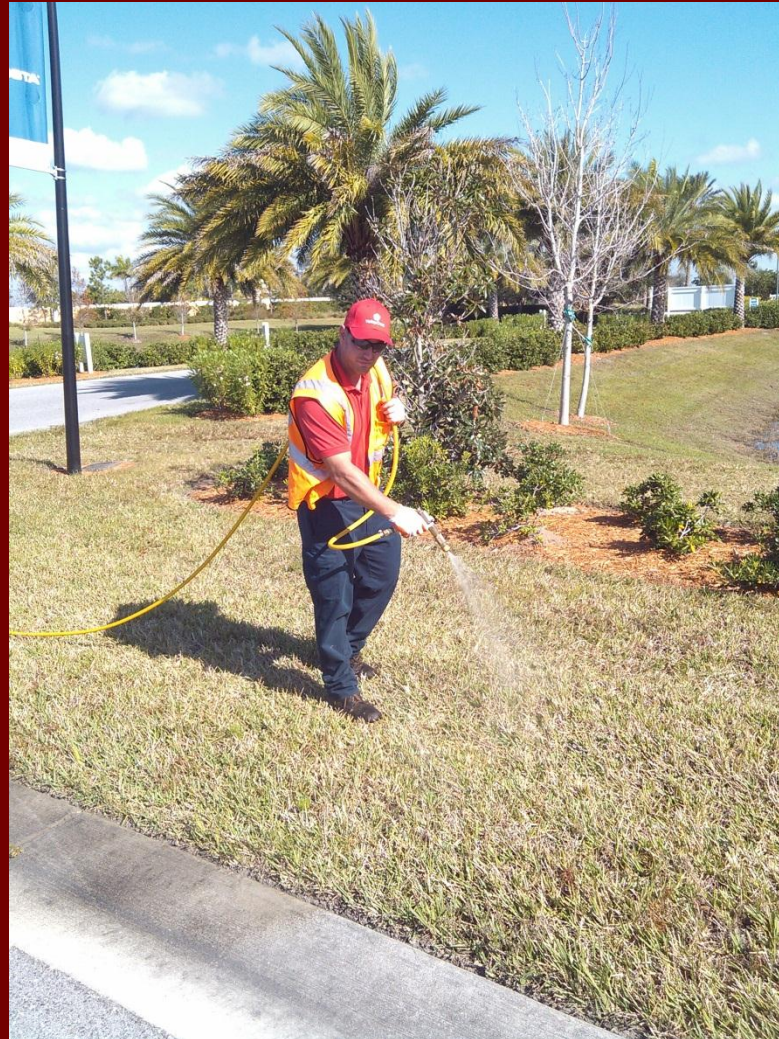
Dedicated Crews

Plant Replacement
Schedule

Work Order System

Hard Cut Backs of
Plant Material

New Annuals



Upcoming Projects

Fusarium Decline In Queen Palms

Currently on property this is the only affected species of palm. They are found throughout at both the homes and common areas.



Upcoming Projects

Early Symptoms

The lowest (oldest) leaves turn brown but do not break and in some cases might not even hang down. The next 2-3 leaves in the canopy turn varying shades of yellow.



Upcoming Projects

Fully Progressed

The browning continues throughout the canopy until the entire palm appears to have a “freeze dried” look to it. At this point the palm will be removed ASAP if the disease was not already confirmed at an earlier date.



Upcoming Projects

Common Problem

A common misconception is that palms suffering from a nutrient deficiency such as potassium are diseased as well. This can be a natural progression that just requires fertilizer. Sometimes those lower fronds get trimmed.



Upcoming Projects

Sometimes a closer examination of the fronds is required to make a determination of the cause of decline in the palm



Upcoming Projects

Based on the locations of the disease throughout the state, it appears as though the spread of the disease can be contributed to the wind. Currently there are no known treatments for the disease. Our only solution is removal.



Upcoming Projects

Palm Replacement

The Foxtail Palm is the best replacement palm at the moment. Each site location is addressed separately to determine a replacement (if any) will be happening immediately. We are working on a solution that will benefit both the individual homeowner and the entire look of the community. At this point in time it is not known if a Queen will be put back in.



Upcoming Projects

Name Tags

Purchase permanent name tags for all homeowners in the community to wear during social functions.

Resident Directory

Utilize a publishing company to issue a bound and laminated Annual Resident Directory



A Word from the Management Team

*It has been our pleasure serving the residents in
2012!*

We thank you for your kindness and support!

*We are here to help and we look forward to
serving you in the future!*

