

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

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

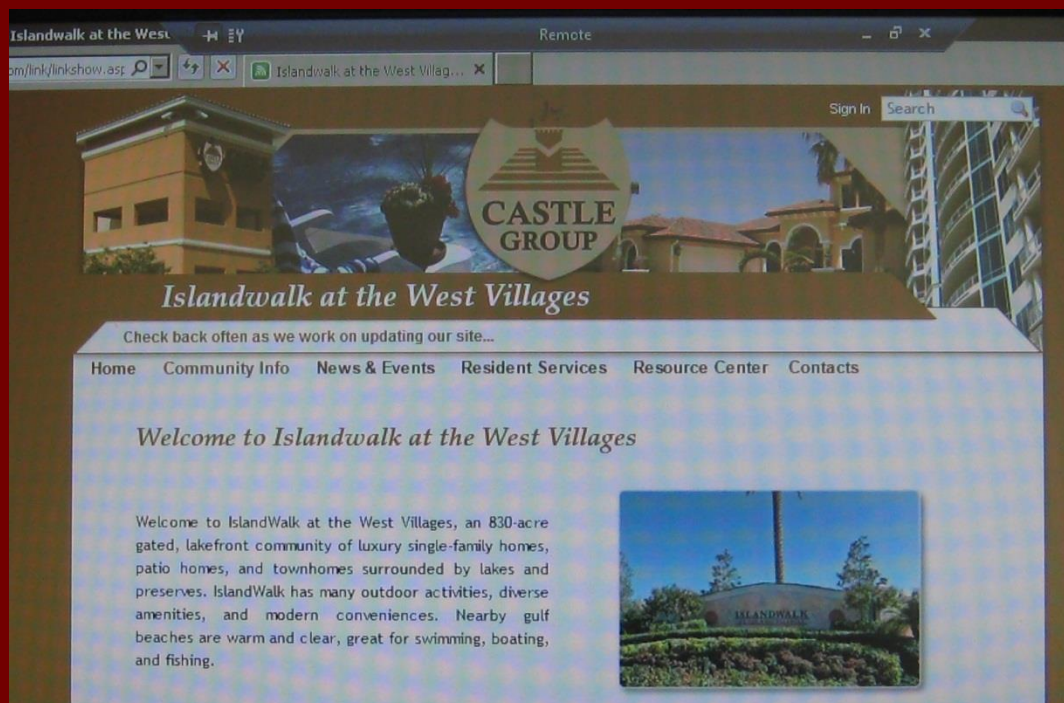




CONTACT US

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
- ✓ 670 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.



NEIGHBORHOOD COMMITTEES

- Communication - The Representatives act as liaisons to communicate Association/Board business to the homeowners and from the homeowners to the Association/Board. Educate Owners about community Rules & Regulations.
- Schedule and prepare Notice of Meeting and Proxy for election of Neighborhood representatives each year.
- Coordinate social activities and events for your street, and if appropriate with other Neighborhood Representatives.
- Coordinate efforts for Maintenance Projects such as power washing and painting.



NEIGHBORHOOD COMMITTEES

Elections – Monday, April 14th

9:00 am – Attaviano Street

10:00 am – Bastiano Street

11:00 am – Coluccio Street

1:00 pm – Dimarco Street

2:00 pm – Erice Street

3:00 pm – Fernando Street

4:00 pm – Guyana Street

5:00 pm – Huerta Street



NEIGHBORHOOD COMMITTEES

Elections – Monday, April 21st

9:00 am – Ipolita Street

10:00 am – Jalisca Street

11:00 am – Jacinda Street

1:00 pm – Kirella Street

2:00 pm – Lappacio Street

3:00 pm – Navarro Street

4:00 pm – Rizzuto Street

5:00 pm – Solarzano Street

Top 10 Community Rule Reminders

Article IX Use Restriction



1. Pets – Pick up & keep on a leash - NEW DOGGY STATIONS
2. Parking – No Parking on the Street Overnight or Hammerheads
3. Fishing – No fishing, unless from your own backyard
4. Obey Speed Limit Signs & Stop Signs
5. Golf Carts – Registration & STICKER PERMIT
6. Leasing Restrictions – 6 month minimum & application required
48 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. No Boats/Kayaks/Canoes in the lakes

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
- Fee Calculation – Based on Lot Size
 - How can fees be paid?
 - Coupons – By Mail
 - Auto Pay – www.castlegroup.com
 - Website – Log in to Account
 - Electronic Check
 - Credit Card – Convenience Fee

What is included in my Fees?

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



Neighborhood Watch

A **neighborhood watch** is an organized group of citizens devoted to crime and vandalism prevention within a neighborhood.

"Always remember that your responsibility is to report crime. Do not take any risks to prevent a crime or try to make an arrest.

The responsibility for apprehending criminals belongs to the police/sheriff."

Neighborhood Watch participants act as additional eyes and ears for law enforcement. They do not take the law into their own hands. We Look Out For Each Other is our motto.



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

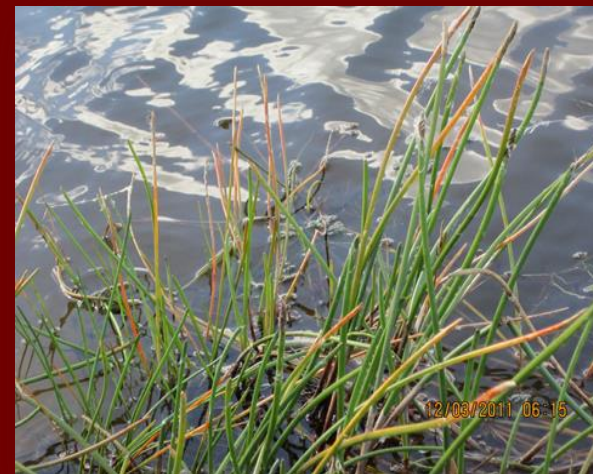
Aquatic plants reduce algae and provide habitat for wildlife. Lake Levels fluctuate depending on rainfall. Lake Bank Repairs are required from time to time.



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?

Wildlife Sightings

Nuisance Alligator Hot Line 1-866-392-4286

Florida's wildlife and human population are encountering each other more often than ever before. As humans develop more open space and wildlife habitat is reduced and fragmented, encounters between humans and wildlife become more common. Although relocation is sometimes necessary, trapping and relocating wildlife is a last resort and only warranted if all other measures have failed and an animal becomes a threat. Removing one animal may only serve to open up territory for others to move in. Make simple accommodations to avoid wildlife conflicts then relax and enjoy the wonders of wildlife in your own backyard.

- DO NOT FEED WILD ANIMALS
- KEEP YOUR PETS ON A LEASH AT ALL TIMES
- DO NOT LEAVE ANY FOOD OUTSIDE



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
Street Light Repairs – Pole #



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

- New Pool Service
TRI-CITY POOLS
with 24/7 Water
Chemistry Reading
- Pool Equipment
Repairs
- Propane for Spa Heat
- Pool Furniture



What is included in my Fees?

Tennis/Bocce /Pickle Court Maintenance

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



What is included in my Fees?

- Monthly Comcast TV Service
- In-house Cable Channel – Coming April 2014
- Insurance
- Audit & Tax Return
- Management Contract
- Legal & Collection Costs
- Postage
- Office Supplies
- Office Equipment
- Pooled Reserve Funding



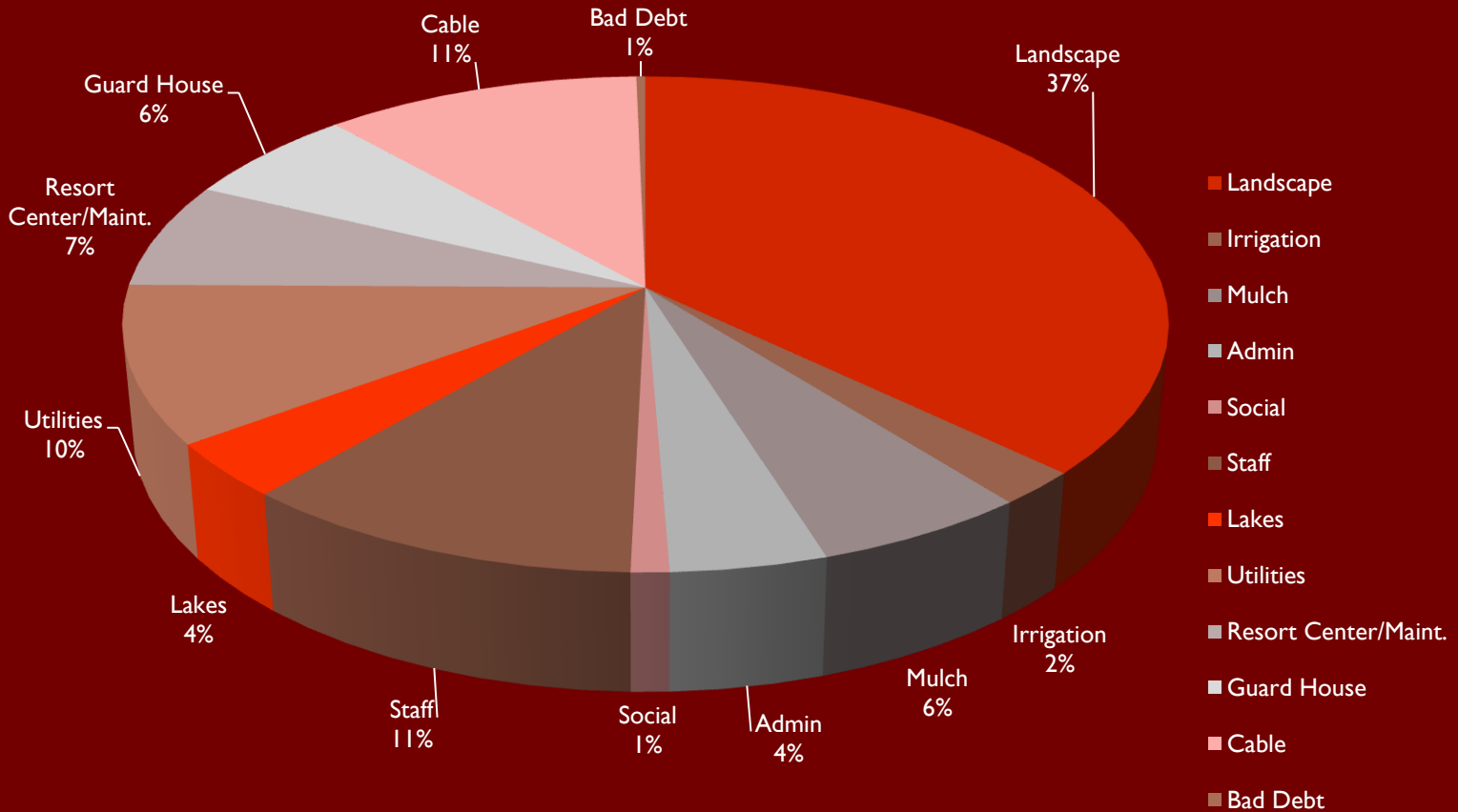
What is included in my Fees?

Extensive Social Activities & Programs



Year to Date Expenses

1/1/2013 to 12/31/2013





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 1/31/14

90 days or more past due = 4 Units or 1%

30 days or more past due = 18 Units or 3%

As of 12/31/13 was 36,403

As of 12/31/12 AR was \$71,535

Balance Sheet

As of 12/31/13

Operating	\$32,646
Petty Cash	\$1,000
Reserves	\$123,631
Fees Receivable	\$36,403
Allowance for Doubtful Accounts	\$26,689
Prepaid Expenses	\$30,548
Prepaid Insurance	\$15,330
Utility Deposits	\$12,623





West Villages Improvement District

- Open Seat – Candidate Qualification Period April 14th – 18th at Noon
 - Website is wvid.org
 - Email Todd Wodraska District Manager – Twodraska@sdsinc.org
- Board Meetings – 4th Tuesday at City of North Port Building at 11 am
 - New developer looking to acquire the Thomas Ranch
- New Royal Palms added along US 41 – 2 New Palms will be Added
 - New Up Lighting was added for the Royal Palms
 - New St. Augustine added in front of Islandwalk
 - Pedestrian Nodes – Will be added on US 41
- Traffic Warrant Study – In Progress for the FDOT to consider installing a Traffic Light at our Intersection

Completed Projects

CERT

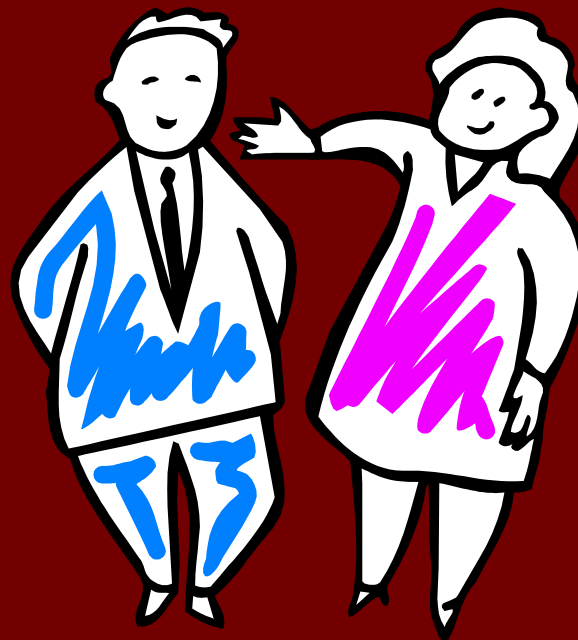
A CERT class was conducted this Fall and a new class in Spring including the final drills held in Islandwalk. The North Port Sun Newspaper attended and took photos for a feature in the paper. The North Port Fire Chief and fire men attended as well and handed out certificates to our newest 21 graduates. We had 16 new hand held radios donated from The Isles and a Orioles Baseball Game raised \$500 in cash for CERT supplies.



Completed Projects

New Resident Orientation

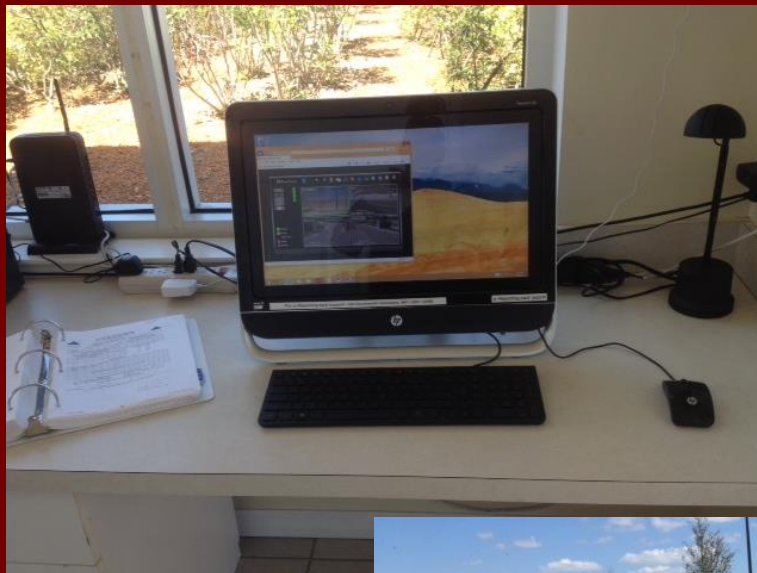
New Resident Orientation meetings are being held the 3rd Wednesday at 10 a.m. of each month and announced in the newsletter. Welcome packages are handed out with association forms, newsletter, directory, hurricane guide, Rules and Regulations and contact phone numbers.



Completed Projects

Gate Software

Alert Protective Services has added a new computer and program to the front gate allowing electronic transmission of all Incident Reports so communication is nearly instant. The back gate has four cameras that can be viewed by the new computer. The front gate now has a camera to monitor gate staffing to insure proper protocols are followed.



Completed Projects

Palm Tree Trimming and Fertilization

The Medjool Palms and Sylvester Palms at the entry point have been placed on a quarterly maintenance schedule for trimming and bud drenching to keep these specimen palms healthy and attractive. The Queen Palms along the U.S. 41 have been bud drenched with additional fertilizer three times this year in an attempt to promote their growth. Also, the Coconut Palms at the Resort Pool and Tantino Blvd. have been treated for White Fly several times and appear to be doing well.



Before



After

Completed Projects

Fusarium Decline

Fusarium Decline continues to be present in a growing number of Queen Palms in the community. The Queen Palms are being replaced with Fox Tail Palms which are not susceptible to the disease and are cold hardy.



Completed Projects

Oak Tree Planting

Pulte has instituted new planting requirement for all Oak Trees in the community when being installed by Sunnygrove. Sunnygrove will remove all transport ropes and wires used to secure the basket / burlap materials and cut back the top of the metal baskets prior to installation to help promote healthier root establishment. Burlap material will naturally decay over a period of 6-12 months and has no adverse impact whatsoever.



Completed Projects

Bryozoa

Bryozoa was found in the lakes and in the irrigation pipes and during certain times of the year it clogs the view filters and minimizes the irrigation pressure. Underwater Specialists has installed an automated chemical treatment at both pump locations to eliminate the Bryozoa.



Completed Projects

Final Asphalt

Pulte completed the final lift of asphalt on a section of Islandwalk Circle and Tantino Blvd., Navarro Circle, Jalisca Street, Kirella Street, Rizzuto Street, Solarzano Street. All owners were notified from door to door by a written flier. The project was completed with minimal impact or inconvenience to residents.



Completed Projects

Propane Tank Removal

Suburban Propane removed the buried tank for the old lap pool heaters. A repair had to be made to the fencing in that area as a result. Valleycrest re-landscaped the flower bed to replace plantings that had to be removed for access to the tank.



Completed Projects

Lap Pool Re- Surfacing & Resort Pool Stain Treatment

Aragon Pools re-finished the entire lap pool surface and installed tile diving lanes and surface lane lines. The gas heaters at the lap pool were eliminated and Symbiont Services installed a geo-thermal heating system similar to the resort pool which will result in lower heating bills during the winter months. The resort pool was drained and chemically treated to remove staining from the bottom surface of the pool.

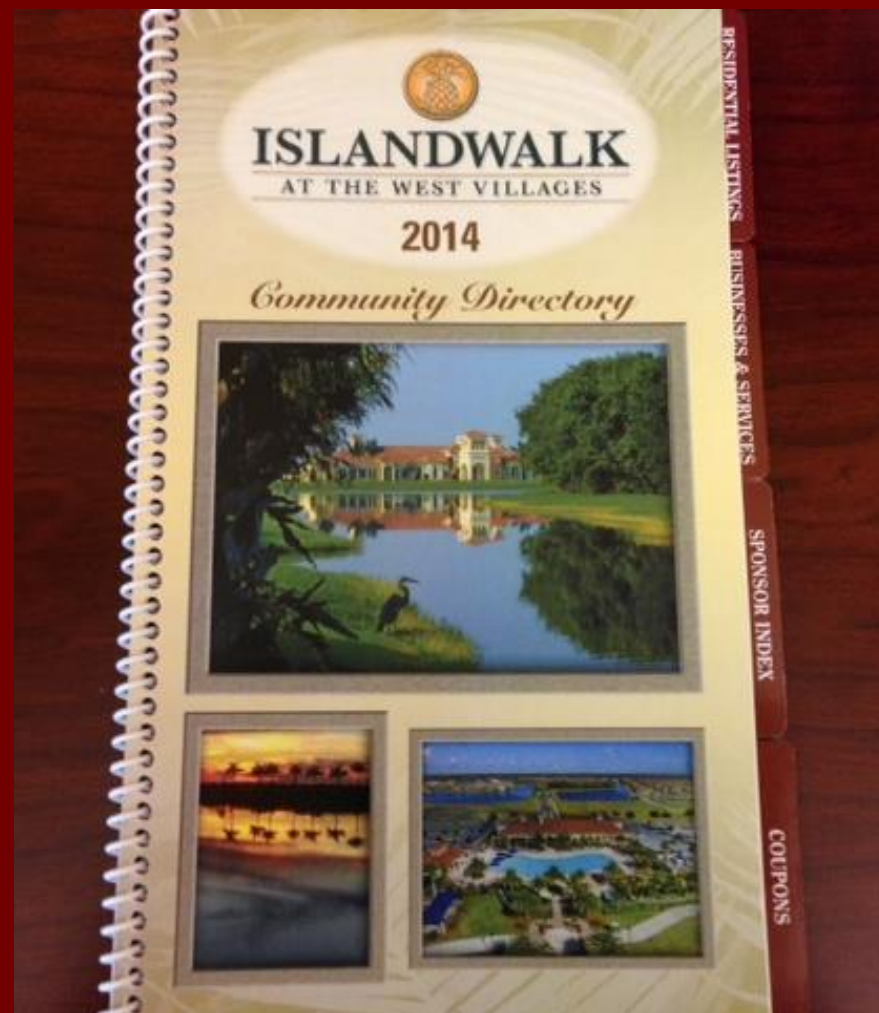


Completed Projects

Community Directory

SunDown Publishing printed our First Annual Community Directory. We are looking for a 3 member Committee to work on the 2015 Directory.

We will have Directory Information Update sheets for owners to submit. We may print email addresses next year if we have additional helpers.



Completed Projects

Tennis Court & Bocce Court Re-Surfacing

Welch Tennis completed the re-surfacing of the 8 tennis courts and 2 bocce courts. The top layer of hardened clay was removed and 2,800 lbs of new Har Tru clay was put down on each of the tennis courts. David Sherwood, Tennis Pro, has been hired to help properly maintain the tennis and bocce courts. The courts look better than ever now!



Completed Projects

Pickleball Courts

The pickle ball courts are complete and open for play. The game is truly quite simple and lots of fun to play. We do have four racquets for homeowners to borrow at the office. It is on a first come first serve basis.



Completed Projects

Painting of the US 41 Wall

The wall along U.S. 41 was power washed and painted by Mario's Painting to a new beige color to provide an updated look to the community. The guardhouse was re-painted as well and new decorative corbels have been added. Likewise, some landscaping was removed to open up the view of the guardhouse and additional annual beds were created at the front entry.



Islandwalk Volunteer of the Year

Gary Gorsuch

Eula Ingwell

*A big thank you for all the hard work and effort to
all our Islandwalk volunteers that make
Islandwalk the great community it is! We can't
do it without our generous volunteers!*

A Word from the Management Team

*It has been our pleasure serving the residents in
2013!*

We thank you for your kindness and support!

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

