

# 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
- ✓ Divosta Completed Projects
- ✓ HOA Completed Projects
- ✓ Upcoming Projects

# Management Staff

Proudly Managed by:  
The Castle Group

Casey Gant

*Senior Property Manager*

Sue Champagne

*Lifestyle Director*

Monica Nagar

*Assistant Manager*

Ryan Campbell

*Administrative Assistant*

Patrick Ketchens

*Maintenance Supervisor*





*Unparalleled Property Services*

# MISSION STATEMENT

PROVIDE THE HIGHEST LEVEL OF EXCELLENCE IN EVERY ASPECT OF THE HOMEOWNER EXPERIENCE.

ACHIEVE THIS GOAL WITH INTEGRITY, RESPECT AND COMMITMENT TO OUR RESIDENTS, COLLEAGUES AND VENDORS.

EVERY INTERFACE WITH AN ISLANDWALK ASSOCIATE WILL BE REMEMBERED AS BEING ONE OF VALUE AND UNPARALLELED SERVICE.



# 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

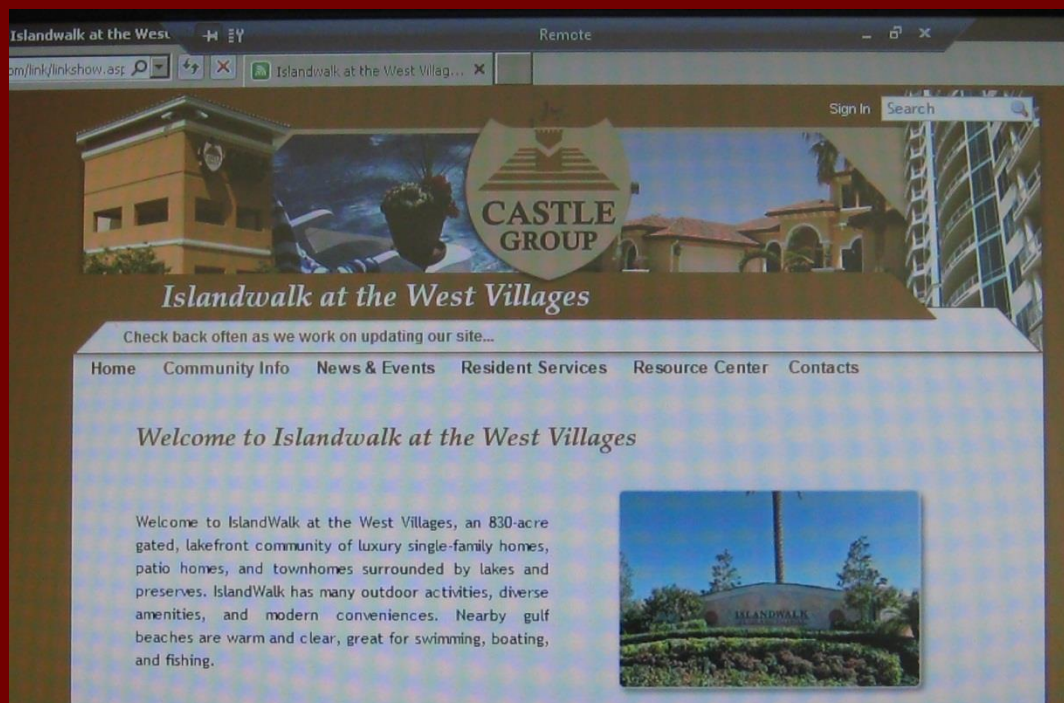




# CONTACT US

[www.islandwalkwestvillages.com](http://www.islandwalkwestvillages.com)

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





# BOARD OF DIRECTORS

"First Board"

- ✓ David Kanarek, President
- ✓ Scott Brooks, Vice President
- ✓ Felipe Gonzalez, Secretary/Treasurer

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

*Thank you for all your hard work!*

# COMMUNITY FACTS

- ✓ 2,300+/- Total Homesites
- ✓ 1,050 Acres
- ✓ 40+ Lakes/Wetlands
- ✓ 820 Closed Homes
- ✓ Governed by FL ST 720, Declaration of Covenants, Articles of Incorporation, Bylaws, Rules & Regulations





# New FEMA Flood Maps

IslandWalk subdivision is in a low risk flood zone.

- FEMA Helpline: (877) 336-2627
- FEMA e-mail [FEMAMapSpecialist@riskmapcds.com](mailto:FEMAMapSpecialist@riskmapcds.com)
- FEMA Website for the draft maps: <https://hazards.fema.gov/femaportal/prelimdownload/>
- You can also refer them to the City of North Port Website which has good information : <http://www.cityofnorthport.com>





# SITE PLAN



# COMMITTEES

## Architectural Control Committee

- David Kanarek
- Scott Brooks
- Felipe Gonzalez

Committee Representative – Casey Gant

### MEETINGS – As Necessary

**PURPOSE** - To insure all improvements on each lot shall present an attractive appearance from all sides of view and shall confirm with the established community standards. The ACC is Governed by Article XII of the Master Declaration.

Approval Process – NEW 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 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.**



# 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.



# Top 10 Community Rule Reminders

## Article IX Use Restriction



1. Pets – Pick up & keep on a leash - MORE DOGGY STATIONS
2. Parking – No overnight parking on streets 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  
66 Rental Units currently or 8% of the total homes
7. Hurricane Shutters – Prepare for Hurricane Season by storing all furniture, grills, decorations, etc... if leaving for summer.
8. ACC Approval required for ALL exterior changes
9. Place trash curbside for pick up at 6pm or later the day before scheduled pick up. Other times trash cans must be stored out of sight. NEW TRASH DAY – MONDAY
10. No Boats/Kayaks/Canoes in the lakes

# Entry & Exit Gate Procedures

- Do not TailGate
- One Vehicle at a time through the resident lane
  - Slow to 5 mph when exiting
  - Transponder only opens Resident Gate
- When exiting on US 41 wait for intersection to be clear before proceeding

Please be courteous and patient



# Golf Carts, Bicycles & Pedestrians



## Golf Carts- Know the Facts

Golf Carts are also considered to be a "vehicle" in the state of Florida and are required to obey all traffic controls, signs and signals. It's the law.

Golf Carts, like other motorized vehicles, must drive in traffic lanes. Do not drive in bike lanes or sidewalks.

Night time driving requires operating headlights, taillights, brake lights, turn signals and a windshield.

Operators must abide by posted speed limits, stop signs, etc.

Golf Cart Operators must be a properly licensed driver.

# Golf Carts, Bicycles & Pedestrians



## Bicycles- Know the Facts

In the state of Florida bicycles are considered a "vehicle"

It is illegal and unsafe for bicyclists to ride against traffic. Bicyclists should ride on the road or in bike lanes and ride in the same direction as traffic.

Bicyclists must obey all traffic controls, signs and signals. It's the law.

Bicyclists must yield to pedestrians.

Be visible by wearing bright colors during the day and reflective gear and lights at night.

# Golf Carts, Bicycles & Pedestrians



## Pedestrians - Know the Facts

Where sidewalks are provided, no pedestrian shall, unless required by other circumstances, walk along and upon the portion of a roadway paved for vehicular traffic.

Where sidewalks are not provided, any pedestrian walking along and upon a highway shall, when practicable, walk only on the shoulder on the left side of the roadway in relation to the pedestrian's direction of travel, facing traffic which may approach from the opposite direction.

Every pedestrian crossing a roadway at any point other than within a marked crosswalk or within an unmarked crosswalk at an intersection shall yield the right-of-way to all vehicles upon the roadway.



# Maintenance Fees

- Annual Budget Adoption – October
  - Build Out v.s. Actual ExpensesMonthly 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](http://www.castlegroup.com)
    - Electronic Check
    - Credit Card – Convenience Fee Charged

# What is included in my Fees?

Security Staff, Gatehouse, Rear Gates, Swing Gates, Pedestrian 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. 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 – Dedicated Crews

- Mowing
  - Trimming
  - Weed Spraying
  - Irrigation
  - Supervision
- Additional supporting crews
    - Enhancement work
    - Chemical spraying / Fertilizing
    - Tree care



# What is included in my Fees?

## Work Orders

- Should be done in person at office or online
- Checked daily
- Assigned
- Plant replacements are done in groupings
- Tree Staking





# What is included in my Fees?

Road Repairs, Bridge Maintenance, Sidewalk Maintenance



# What is included in my Fees?

Roadway Street Lights Electricity  
Walkway Lights Electricity & Repairs  
Street Light Repairs – Report 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?

## “Ballroom” Maintenance

Open 8:30 am to 10:00 pm

- Utilities, Fire System, AC Maint, Access Control, Cameras, Pest Control, R&M



# What is included in my Fees?

## Lap Pool, Resort Pool & Spa

- Pool Service  
TRI-CITY POOLS  
with 24/7 Water  
Chemistry Reading
- Pool Equipment  
Repairs
- Heating Systems
- Pool Furniture

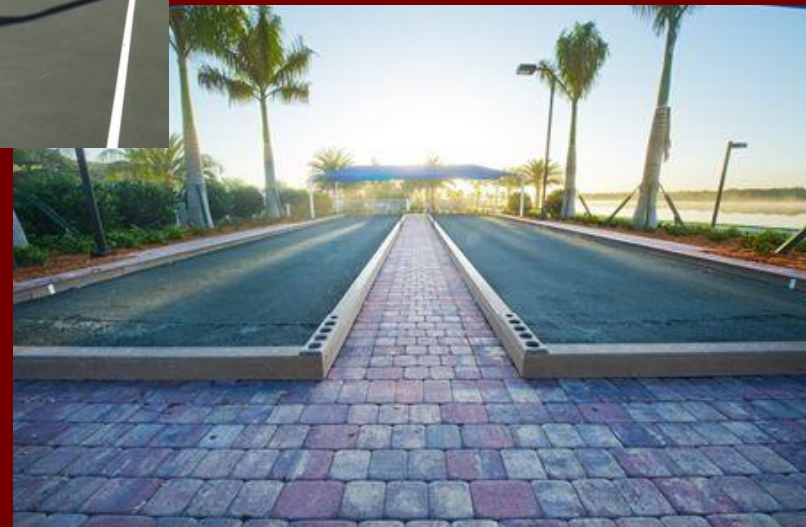




# What is included in my Fees?

Tennis  
Bocce  
Pickle  
Courts  
Maintenance

- Clay
  - Equipment
  - Nets
  - Wind Screens
  - Irrigation System
  - Fencing
- Tennis Pro  
David Sherwood



# What is included in my Fees?

- Monthly Comcast TV Service
- In-house Cable Channel – Channel 195
- Insurance
- Audit & Tax Return
- Management Contract
- Legal & Collection Costs
- Postage
- Office Supplies
- Office Equipment
- Pooled Reserve Funding



# What is included in my Fees?

## Lifestyle Director & Activities

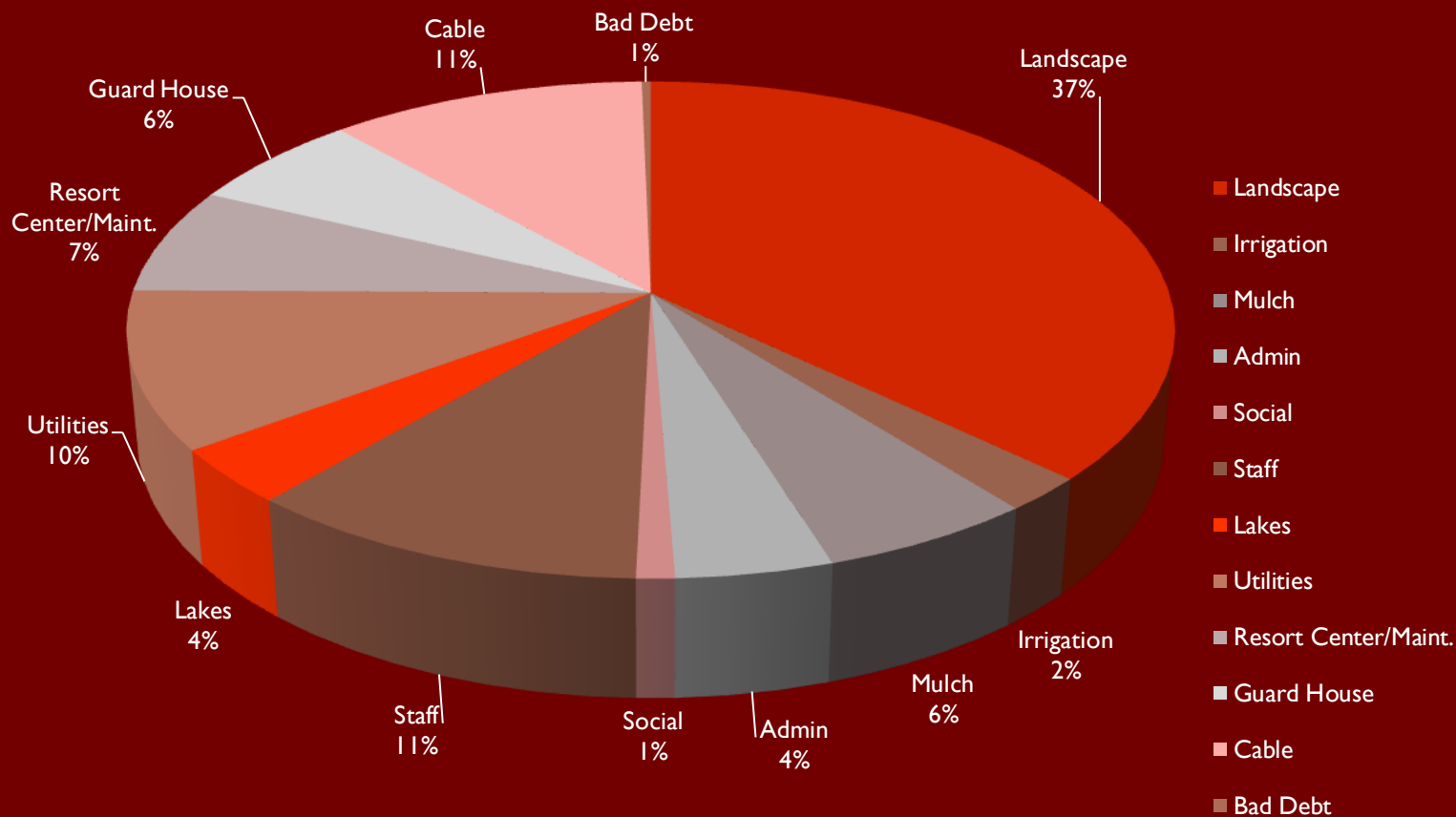


Resident  
Activity Survey  
Coming Soon!



# Year to Date Expenses

1/1/2014 to 12/31/2014







# DELINQUENCY

1. On-site management makes courtesy calls to homeowners with a balance due each month to lower the balance owed to the association.
2. Management sends reminder and late letters.
3. Units delinquent over 90 days have their FOB deactivated and the account is turned over to the Association's attorney for collection.

Delinquent Accounts as of 12/31/14

\$7,027

Or .01% of Annual Income



# DEVELOPER SUBSIDY

Jan 1<sup>st</sup> 2014 – Dec 31<sup>st</sup> 2014

\$276,901

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# Balance Sheet

*As of 12/31/14*

*\*Unaudited*

Operating	\$288,503
Petty Cash	\$1,000
Reserves	\$197,487
Fees Receivable	\$7,027
Prepaid Expenses	\$3,274
Prepaid Insurance	\$16,584
Utility Deposits	\$12,783





# Reserves

Balance as of 12/31/12	\$ 129,206
Balance as of 12/31/13	\$ 123,632
Balance as of 12/31/14	\$ 197,457

2013 Reserve Expenses = \$32,500

2014 Reserve Expenses = \$5,600

2013 Monthly – Per Home = \$8

2014 Monthly – Per Home = \$9

2015 Monthly – Per Home = \$12

# West Villages Improvement District

wvid.org



Bob Rossman – Islandwalk Resident Board of  
Supervisors

Mike Smith – Operations Manager

Todd Wodraska - District Manager

Board Meetings – 4<sup>th</sup> Tuesday at City of  
North Port Building at 11 am

Mattamy Homes purchased Thomas Ranch

Traffic Warrant Study – Requested update for FDOT to  
consider installing a Traffic Light at our intersection

# Divosta Completed Projects



## “BallRoom” Opening





# Divosta Completed Projects



## Maintenance Building



# Divosta Completed Projects

## Centralized Mail Building

Working with UPS & FED EX for drop boxes





# Divosta Completed Projects

## Fire Pit & Grill Area



# Divosta Completed Projects



## Flag Pole





# Divosta Completed Projects



## Gazebo & Entertainment Lawn



# Divosta Completed Projects

## US 41 Wall & Berm Extended





# Divosta Completed Projects



## Mangieri Privacy Wall Built & Landscaped



# Divosta Completed Projects



## New AC Unit in Resort Center





# HOA Completed Projects

## Hardwood and Palm Trimming



# HOA Completed Projects

## Feral Hog Removal Program





# HOA Completed Projects

## Spa Re-Surfacing



# HOA Completed Projects

## Sidewalk Repairs





# HOA Completed Projects

## New Pool Umbrellas



# HOA Completed Projects

## Common Sidewalks, Rear Walkways & Concrete Gutters Power Washed





# HOA Completed Projects

## Pedestrian Bridges Re-Painted



# Divosta Upcoming Projects

## Completion of Entry Tower & Lighting





# Divosta Upcoming Projects

## New Swing Gates & Pedestrian Gates



# HOA Upcoming Projects

New Gate Software – Capsure  
Cameras added to Front Gate

CapSure  
INC



# Islandwalk Volunteer Appreciation

*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  
2014!*

*We thank you for your kindness and support!*

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





# CURRENT



# NEW

