



WELCOME TO THE



ISLANDWALK
AT THE WEST VILLAGES

2018 ANNUAL MEETING

Annual Membership Agenda

1. Call Meeting to Order
2. Proof of Notice of the Meeting
3. Certifying of Quorum
4. Election of New Resident Board Member
5. Introduction of 2017 Board of Directors
6. Approve Minutes of 2017 Annual Meeting
7. CERT - Community Emergency Response Team
8. Covenants Committee Report
9. Building and Ground Committee Report
10. Manager's Report
11. Lifestyle Director's Report
12. Officers Report
13. Open Q&A
14. Results of Election
15. Adjournment



Last Call for Ballots

Ballot Counter Volunteers

- Arlene Vandenbosch
- Bill Clark
- Johnnie Wilson
- Rose Mary Wilson
- Debra Wren
- Mark Wren
- Roger Stumpff
- Janice Stumpff
- Patricia Wilcox
- Jim Wilcox
- Ted Frechette
- Pauline Frechette
- Beth Ann Davis
- Peter Schnorf
- Jan Tyng
- Sandy Kreidler
- Mike Declementi
- Mike Yurasek
- Helene Yurasek



Board of Directors

Casey Gant
President

Steve Platke
Vice President

Felipe Gonzalez
Secretary/Treasurer

Elected Non-developer
Bobb Becker

We want to say thank you for all your hard work with IslandWalk.



2017 Meeting Minutes

Motion to approve Meeting Minutes



CERT – Community Emergency Response

Paul Nienaber



CERT – Community Emergency Response

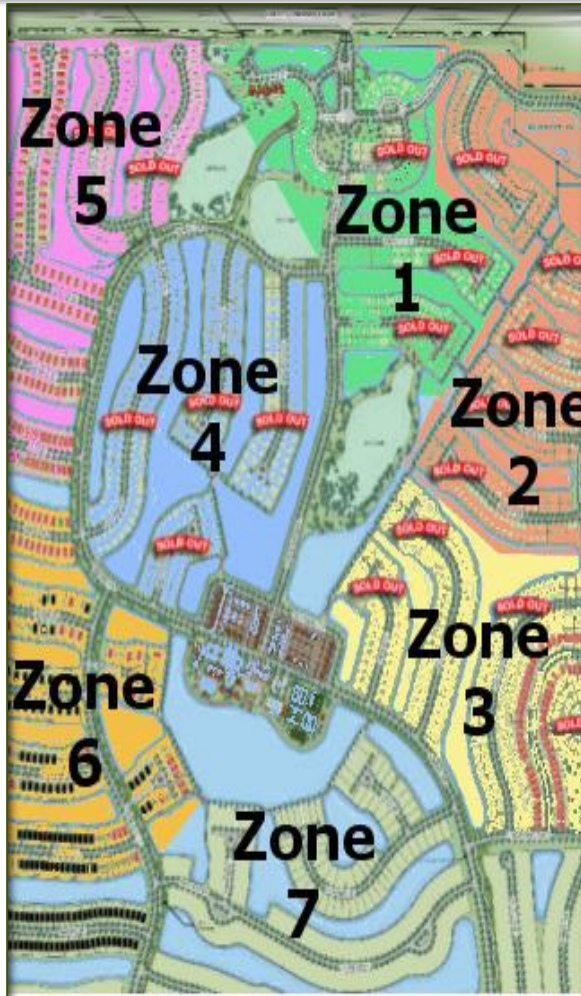


FEMA

*Emergency
Management
Institute*



CERT – Community Emergency Response



Mission:

- Damage Assessment
- Light Search & Rescue
- Life Saving First Aid
- Communications
- Be There When First Responders Can't Be
- 49 Basic Trained
- 33 Untrained Volunteers

CERT – Community Emergency Response



Sarasota County Neighborhood Initiative Grant Program

- \$5,365 awarded in June 2017
- 456 volunteer hours = \$6,840
 - HOA did all purchasing

Donations From Community

- \$3,139 from 2014 to present
- Triage and First Aid Kits, Lights, Generator, and Supplies

Thank You....Everyone!



CERT – Community Emergency Response



Hurricane Season Starts June 1st

- Are You Ready?
- First 72 is on You!
- Stay or Go?.....Decide Early!

- Seasonal Residents....Is Your Property Ready?



Covenants Committee

Fred Kreidler



Covenants Committee

Chartered by the Board to act in an advisory capacity.

No authority to establish or enforce any Covenant or rule.

- Fred Pineau – 2 years
- Allan Hoskins – 2 years
- Gary Gorsuch – 1 year
- Sally Parrish – 1 year
- Fred Kreidler – 1 year

***THANK YOU FOR VOLUNTEERING & SERVING YOUR
COMMUNITY!***



Covenants Committee

Chartered by the Board to act in an advisory capacity.

No authority to establish or enforce any Covenant or rule.

- Made up of 5 members. All of the members are IslandWalk Homeowners.
- Meet quarterly to learn about the type, number, and resolution of violations.
- If a fine is being considered, and the homeowner requests a hearing, the Committee would convene a special meeting for the hearing.
- The committee is not told the name or address associated with any violation.
- Castle Management is tasked with enforcement of community rules directly
- Review of the Community Rules and Regulations to formulate suggestions to clarify, change or delete certain rules. The Board will meet next month to specifically address administrative rule changes for facilities.



Covenants Committee

www.islandwalkwestvillages.com



[Home](#) [Community Info](#) [News & Events](#) [Resident Services](#) [Resource Center](#) [Classifieds](#) [Contacts](#)

Resource Center

Welcome to the one-stop center for all your document needs. You can open any folder or document simply by clicking on the item. When you reach the document of interest, you can download it to your computer, print it, or view it on-line.

Need Help? Enter one or more keywords and select Search - we'll search the entire archives for you.

- [Brightview Town Hall Presentation](#)
- [Budgets](#)
- [CapSure Website](#)
- [Community Rules & Regulations](#)
- [Event Reconciliation](#)
- [Financials](#)
- [Governing Documents](#)

[Edit Folder](#)

- [Amendment Section 9 Article VII](#)
- [Amendment to Documents 2016](#)
- [HOA Declaration of Covenants, Conditions, and Restrictions for Islandwalk at the West Villages](#)
- [Supplemental Declaration April 2017](#)



Building and Ground Committee

Paul Vitello



Building and Ground Committee

Charter

The primary responsibility of the Building & Grounds Committee is to advise and assist the Board in preserving and enhancing the physical environment of the Property and to help ensure an overall coordinated approach to maintaining the common areas of the Property.

Five members meet quarterly (min.), with staggered terms:

Dom Bartolone (2 years)

Paul Vitello (2 years)

Joe Wyatt (2 years)

Beth Ann Davis (1 year)

Linda Sleet (1 year)

THANK YOU FOR VOLUNTEERING & SERVING!



Building and Ground Committee

- 2017-2018 Actions focused on the Brightview contract

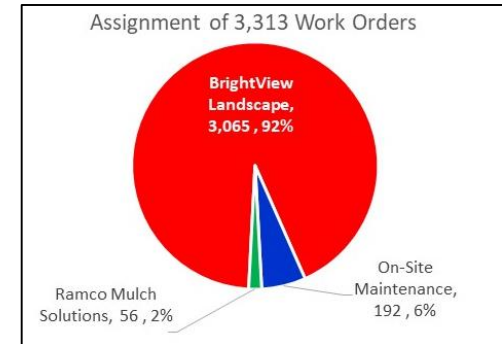
- Over 3,300 work orders; >3,000 landscaping
- Moved to monthly meetings in October
- Developed inspection sheet tied to contract

1. Lawn Maintenance
2. Plant Maintenance
3. Irrigation
4. General Site Maintenance

- Now meeting with Brightview and HOA weekly

- Expectations and recommendations for 2018

- Ensure landscaping meets the contract performance standards
- Clearly communicate to residents the contract expectations
- Simplify work order entry and tracking of orders to closure



Island Walk Managers Report

Fiona DiDomenico



Neighborhood Street Representatives

- 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.



2018 Neighborhood Street Representatives

Alafaya- Paul Apaliski

Attaviano- Dr. J.J. Jagadesen

Bastiano- Clyde Borrell

Botteri- Deborah Bouchard

Coluccio- Dennis Shrimp

DiMarco- Maureen Wylie and John
Wylie

Erice- Bob Loggbregt and Mary Kay
Karl

Fernando- Tim Morrissey

Formosa- Carlos Maldonado

Guyana- Jerry Williams

Huerta- Ted Fitch



2018 Neighborhood Street Representatives

Ipolita- Richard Friedman

Isadora- Shari Holcomb and Fran Michael

Jacinda- Phyllis Proctor

Jalisco- Bob Fanning

Karina- Paul Vitello

Kirella- Noreen Haus

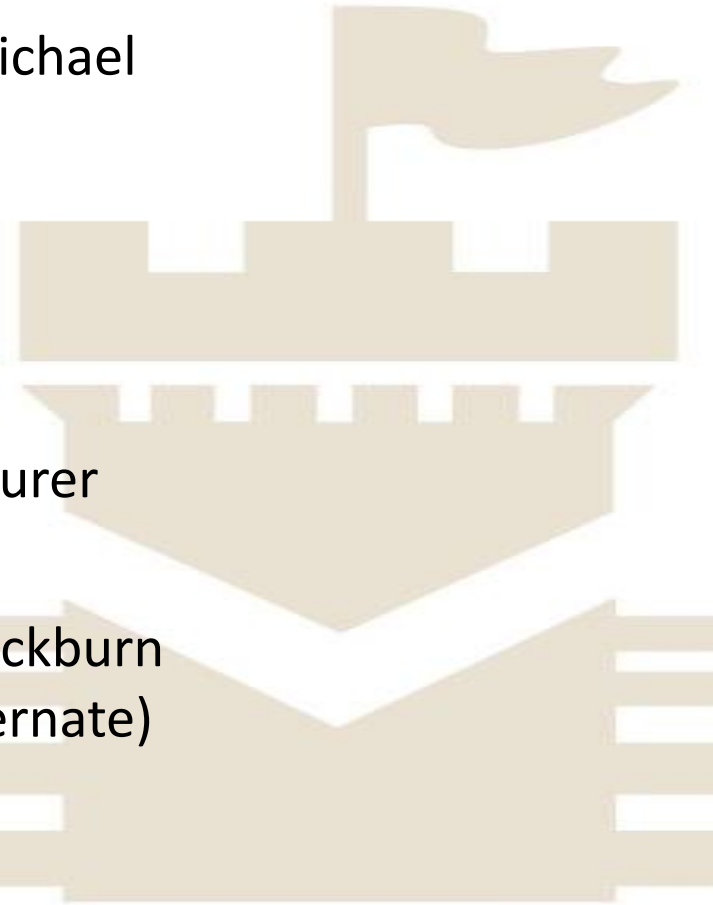
Lappacio- Jean Strain and Ghyll Theurer

Lido- Shirley Borean

Mangieri- Terry Lafferty, Debbie Blackburn
and Debbie Watson (Alternate)

Mazzara- Paul Swasey

Miranese- Mike Wasyluk



2018 Neighborhood Street Representatives

Navarro- Bobb Becker

Neviano- Stephen Cutney

Orino- Sharon Coberly

Ortona- Steve Ayers

Pacchio- Ron Mancini

Petrino- Sandy Jungk

Piero- Margie Ayers

Posada – Kim Wolford

Quinta – Deirdre Hayden

Quisto- David Watson

Rinuccio- Bob Baker



2018 Neighborhood Street Representatives

Rizzuto- Dee Thigpen

Rosalia- Kenneth Salvo

Salinas- Jim Manser and Lou
Pappas

Sayda- Ilene Bisogno

Serafina- Charlotte Young

Solarzano- Bill Wilson

Tomaro- Gaylen Pugh

Umbria – Christine Cuff



Management Team



Mark Craycraft
Lifestyle Director

Rose Richardson
Assistant Manager

Chelsea Longstreet
Administrative Assistant



Elaine Frederick
Property Manager



Danielle Dhans
Club Attendant

George Lehlback
Maintenance Technician

Mac Charalambous
Maintenance Technician



Contact Us



On-Site Office

Monday – Friday

9:00 a.m. – 5:00 p.m.

Saturday

9:00 a.m. – 12:00 p.m.

Phone 941-493-2302

Fax 941-493-2307

Resident Services

After Hour Emergency Number

1-800-337-5850

Gate House

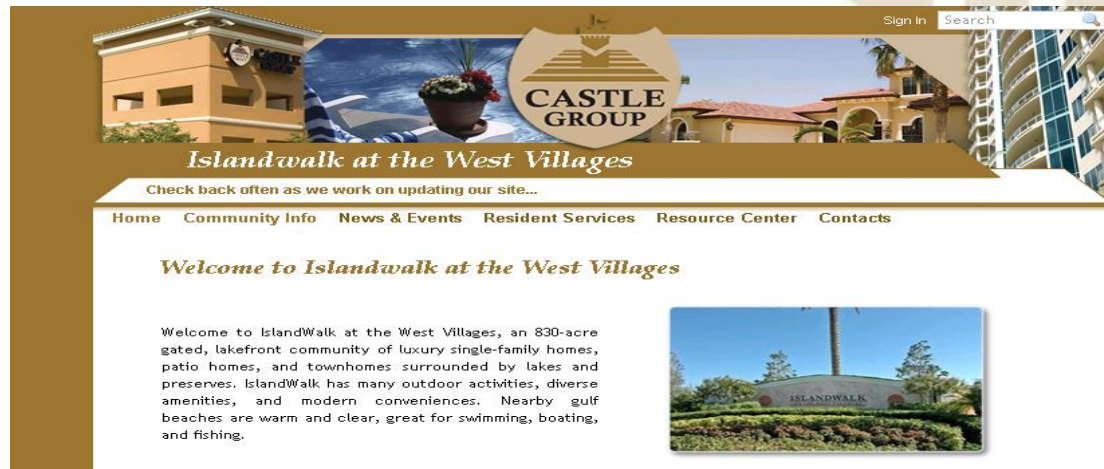
941-270-3550 or 941-497-3914



IslandWalk Website

www.islandwalkwestvillages.com

Recently updated. Newsletters, Documents, Pay Maintenance Fees, Submit Work Orders, Email the Property Manager, Classifieds, etc... Please log on and register for use.



Island Walk Updates

Royal Service training for the entire team

- Anticipate guests needs
- Own the interaction - i.e. work order or ledger question
- Close the loop, tracking of aged work orders
- Customized job descriptions

Adding to the Team tool belt

- Maintenance supervisor – CPO certified
- Home office training support – identifying efficiencies in the system for the team – work orders, phone system
- Analysis of each procedure to identify efficiencies
- Increased RD and VP presence and support



Island Walk Updates

Work order process being revamped for efficiency

Regional Director on site weekly

- Property inspections
- Work order review
- Attend monthly Coffee with Castle

Vice President Bi - Weekly site touches

Home office QA team bi annually to review Island Walk

Twice a year resident survey focused on the resident experience



Island Walk Updates

- Plant replacements will now occur all year long
 - Now we have a dedicated replacement crew
 - Only put on hold if there is a freeze warning
- Maintenance work orders separate from landscape , pilot being launched next week
- All work orders tracked for opened and closed weekly



Island Walk Updates

- Billiards table equipment access via fob, new cabinet
 - Fitness Center rules for vendors and trainers
 - Fee paid to the association for use of facility
- Amenity Centers deep cleaned monthly overnight
 - New format for Resident weekly update



Island Walk Updates

Tennis Courts and Bocce Ball Courts Maintenance

- Welch Tennis was onsite to review court conditions and maintenance procedures with the onsite maintenance team.
- All maintenance team members will attend the all day Welch Tennis educational seminar.
- George doing daily maintenance and Maintenance Supervisor will review the court conditions weekly.
- Bird spikes will be installed on all tennis, pickleball and bocce ball court lighting fixtures beginning on April 3, 2018
 - Light bulbs for the bocce ball courts have been repaired.



Pool Amenity Deck

- First person onsite at Island Walk immediately performs a visual check on the spa.
- First administrative morning shift person logs into the CAD system and prints out the automated readings for the Resort Pool, Lap Pool and Spa. Readings will be for the time of 3pm the prior day to today.
- PH levels are reviewed for compliance.
- If the readings are within range then sign the log and place it in the “Pool/Spa log book” located at the front desk.
- If readings are not in range immediately notify the PM via phone for direction. If PM cannot be reached then call Regional Director. If Regional director cannot be reached call VP.



Pool Amenity Deck

- Do a physical walk by the resort pool, lap pool and spa. Complete visual Pool inspection form and place it in the log book at the front desk.
- Do a visual check of the pool equipment room. Note any deficiencies and discuss with PM and pool vendor.
- At approximately 3pm team member – vendor will test the chemicals in the pools. If the chemicals are not within range on any of the pools we are to immediately shut down the pool and notify the PM and the pool vendor. RD is then to be notified and RD will notify VP.



Island Walk Updates

Preventative Maintenance Contract for AC units

- Performed on a quarterly basis for the Event and Resort Centers
 - Check and tighten all electrical connections
 - Check thermostat operations
 - Change filter or clean washables types
 - Check all safety controls for efficiency
 - Check and oil fan motors, change belts as needed
 - Check equipment Freon pressures, amps & volts
 - Clean drain lines and drain pans



Island Walk Updates

Preventative Maintenance Policy for Hot Water Heaters

- Performed on a weekly basis
 - Items included such as:
- Temperature Check is at set point
 - Running water features
- Performed on a quarterly basis
 - Items included such as:
 - Flushing unit
- Running outlets for 15 minutes

Grounds and Property Inspection Manager Open Office Hours

Manager Daily Property Inspections

Community divided into quadrants to ensure coverage

PM onsite daily doing tours

Monthly formal inspections

Manager Open Office Hours.

Two days a week PM will have “open office hours”

Blocked “resident time slots”

Residents will always be able to schedule an appointment to meet with the manager.



Budget Process

May starts budget season

Contracts are reviewed, vendors confirm pricing

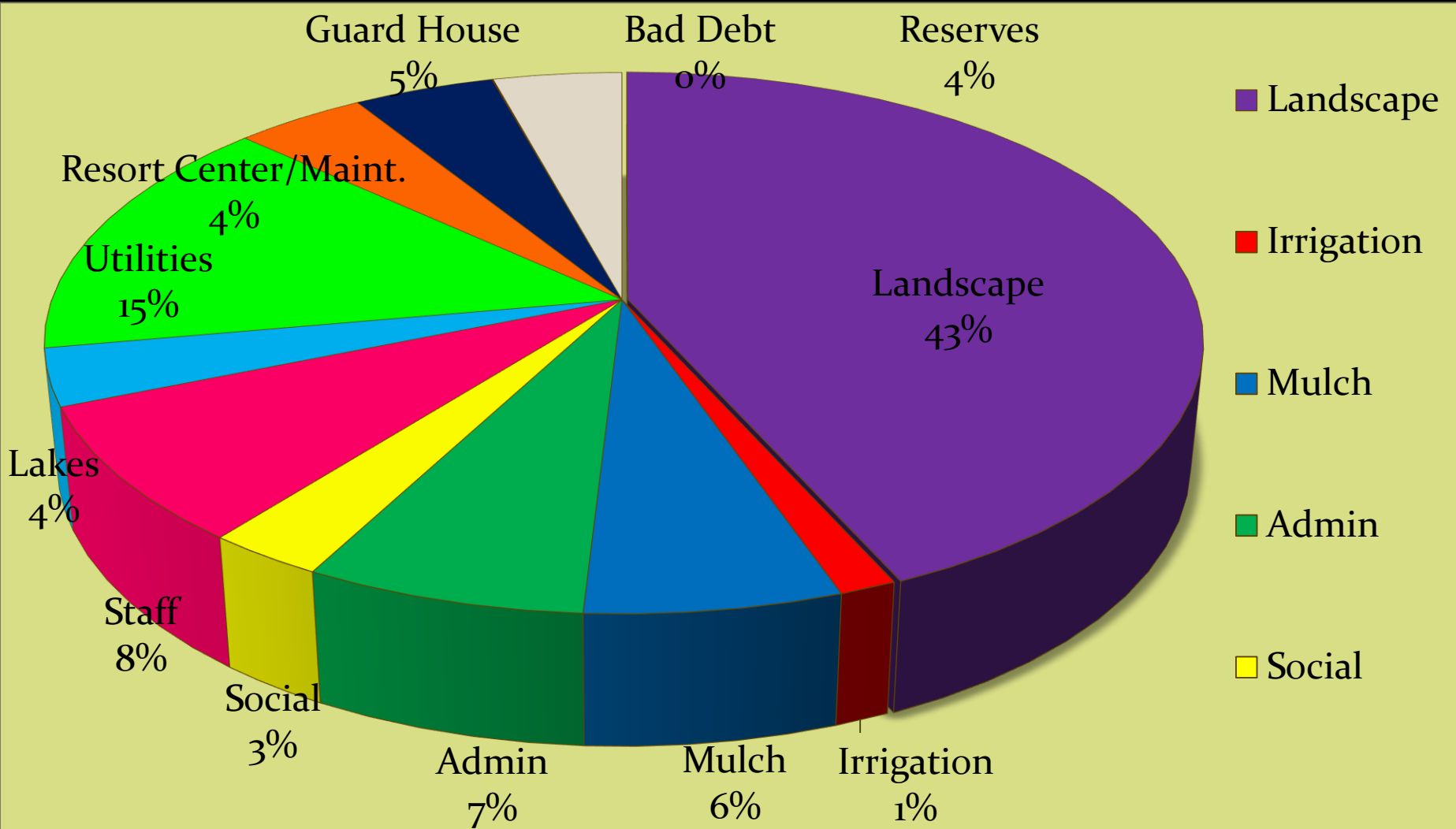
Draft to the Board & Finance committee by July

Build out Budget adopted in October

Audit performed annually by CPA



2017 Year To Date Expenses



Balance Sheet as of 12/31/2017

Operating	\$ 320,783.26
Petty Cash	\$ 2,000.00
Reserves	\$ 508,873.94
Fees Receivable	\$ 11,504.03
Prepaid Insurance	\$ 16,400.90
Utility Deposits	\$ 10,763.44



Reserves

Reserve Study completed 2015 by Velocity Engineering

Reserve Study is updated annually by Velocity

Covers major HOA components like:

Courts

Fire Pits

Boardwalks

Pool

Kitchens

HVAC Systems

Gatehouse

Resort Center



Completed Projects

Event Center

The matrix system for the Event Center was completed this year and is now accessible through a mobile app.



Completed Projects - Continued

Hurricane Irma



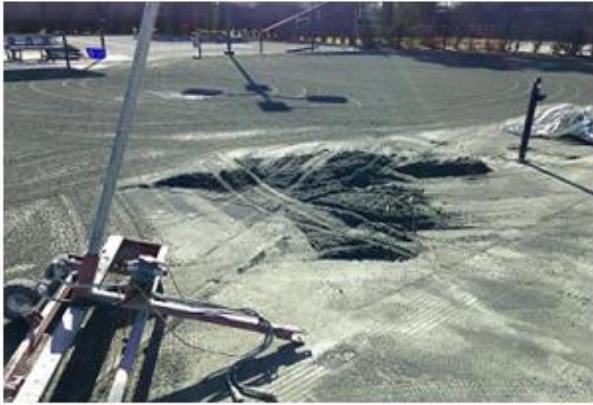
Completed Projects - Continued

Pool Table

- New felt applied as well as pockets
- Purchased two new cue sticks and two new sets of premium pool balls.



Completed Projects - Continued



Completed Projects - Continued

Resort Pool Filter

Due to a concrete failure one of the eight-ton sand filters shifted causing the concrete to crack breaking an eight-inch underground filtration pipe.



Completed Projects - Continued

Paving Projects

We had several paving projects this year. Construction had the top layer completed on several of the newer streets. These street are: Posada Street, Quinta Street, Rinuccio Street, Sayda Street, Tomaro Street, and Umbria Street.



Completed Projects - Continued

Exterior Home Paint Colors

A binder of exterior home colors was created this year by Rose Richardson. This binder has been a great reference for homeowner. The binders are available on the IslandWalk website and in the HOA office.



Pending Projects

- **Velocity engineering inspected all lake banks**
- **Preparing a report on number and severity of repairs required**
- **Repairs will be prioritized based on engineers recommendation**
- **Report will give guidance on how the repairs should be done**



Pending Projects



- **Resurface lap pool over summer**
- **Tile replacement**
- **2 – 3 week process**

Lifestyle Director: Activities and Report

Mark Craycraft
Lifestyle Director





ISLANDWALK
AT THE WEST VILLAGES

LIFESTYLE



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LIFESTYLE



Unparalleled Property Services

LIFESTYLE



LIFESTYLE





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Car Shows



Unparalleled Property Services



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Unparalleled Property Services

LIFESTYLE







LIFESTYLE



LIFESTYLE





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LIFESTYLE

More Events Coming Soon!



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 2017!

We thank you for your kindness and support!

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



Officers Report

Casey Gant
President



Sales Update

- Island Walk will exceed our sales goal in March and end up selling over 80 homes in the first three months of 2018.
- New home base prices have risen steadily in the first quarter of 2018, indicating a robust demand for DiVosta homes in a very desirable community.
- Island Walk will be offering a stunning new Estate floor plan sometime in April called the Stonewater. It will offer over 2800 sq. ft. under air with an open floor plan and large covered lanai. This is a single story plan that will also offer a loft option. Stop by the sales office for more information.



New Amenity Campus Update

- Resort Pool
- Spa
- Playground
- Half Basketball Court
- 8 Additional Pickleball Courts
- Covered BBQ Pavilion
- Dog Park
- Community Gardens
- Additional Mail Kiosk
- Clubhouse (Movement Room, Fitness Areas, Multi-purpose Room)

*Breaking ground on amenity site is Q1/Q2 of 2019.
Build time is approximately one year, but subject to change*



New Amenity Location

Artist Rendering/Subject to Change



Existing Amenity Campus Update

- Expand Resort Pool Deck with more furniture
- Build 2 additional Bocce Courts
- Mail Center Improvements

*Work scheduled for start in summer of 2018,
and estimated completion in fall of 2018*

** Subject to change*



Mail Center Improvements

A – On West Side Add 5 or 6 golf cart parking spaces

B – Widen sidewalk to allow golf cart traffic



Mail Center Improvements

- Reduces congestion at mail center
- Doubles number of parking spaces for mail pick up
- Decreases instances of golf carts on sidewalks
- Eliminates parking golf carts on path
- Provides additional golf cart path access
- Safer mail pick up !!!!!



Traffic Signal Update

- FDOT Permitting – Submitted in August 2017
- Awaiting final comments from FDOT now and permit in hand April 2018
- Signal Manufacturing & Contracting – 6 months, expected to be ready to install in September 2018
- Signal Installation – 4 months, expected to be completed by end of year 2018



West Villages Improvement District

- An improvement district is an independent, special taxing district authorized to plan, finance, construct, operate and maintain public infrastructure in large scale planned developments.
- The WVID gives thousands of acres of land their own identity. It was created to ensure a timely, cohesive, cost-effective, high-quality design and implementation of infrastructure for the District, located in the City of North Port and Sarasota County.
- WVID's purpose is to provide infrastructure, including community development systems, facilities, services, projects, and improvements to the District. Ultimately, there is a sense of place in creating the WVID as it is comprised of several different neighborhoods, commercial centers, parks, dog parks, a spring training facility and more.
- One IW Supervisor is elected to a Board of Supervisors – Bob Rossman
- Board Meetings are held monthly open to homeowners
- www.wvid.org & www.mywestvillages.com



West Villages Pkwy - Update

- WVID Closed West Villages Pkwy early 2018 & permitted by City of North Port for road re-alignment
- Meeting with WVID Op Mgr, Contractor (Barton Malow), & District Engineer (Stantec) Weekly for Progress Updates
- Contractor will have security posted at both entrances to site starting Monday.
- West Villages Pkwy will be re-opened to contractor traffic on Monday and back gates re-opened for construction traffic
- Road re-alignment scheduled for completion by June 30, 2018
- Periodic future roadway closure possible for Playmore connector road



West Villages Pkwy - Update



HOA Rules

- Board will meet in 30 days to review committee suggested administrative rules and hurricane shutter policy
- Not adding further restrictions due to lack of community wide problem on these issues:
 - Fishing Regulations
 - Pet Number

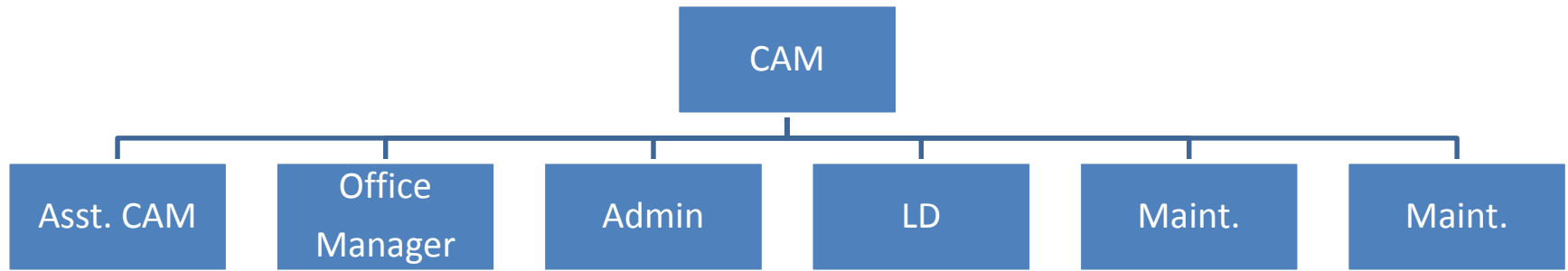


Insurance

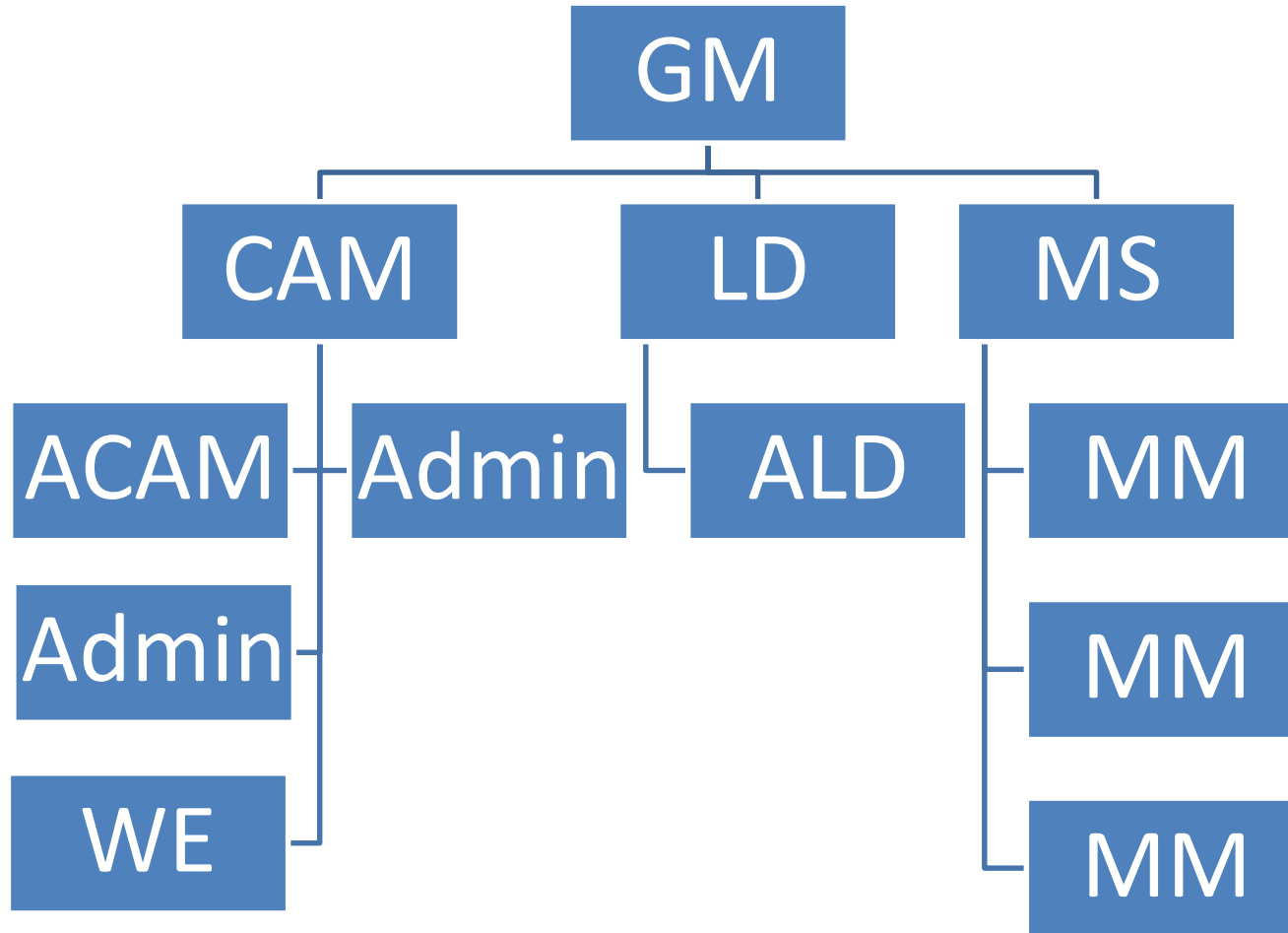
- Insurance Policies have been reviewed with community members with insurance background.
- Insurance Appraisal will be done to insure proper values of facilities
- Will complete Risk Assessment to minimize exposures
- Agent to provide quote for higher Umbrella coverage of 15M and 20M
- Will complete Elevation Certificates on amenity buildings for Flood Quote
- Agent will provide options for additional coverages and lowering hurricane deductibles



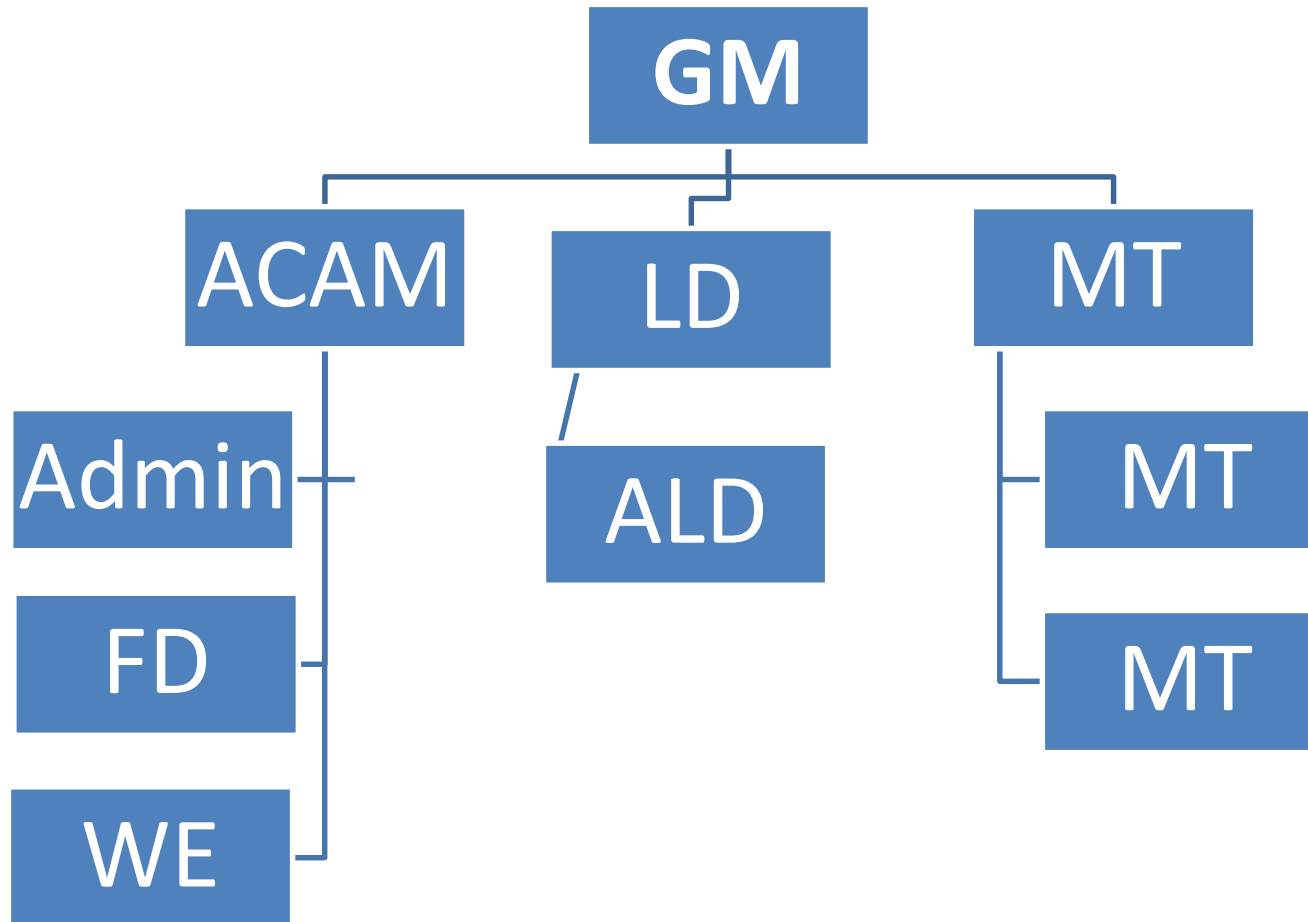
Current Team



Future Team



Future Team Current Search



Developer Turnover

- When 90% of lots have been sold, 2,075 of 2,306 lots
 - Currently 1,488 Closed homes
 - FL Statue dictates process
- Pulte will establish Turnover Committee about 1 year in advance to begin education process with homeowners

EDUCATE, EMBRACE EXPECTATIONS



Communications

- Quarterly Town Hall Meetings with Board Rep
- Weekly Email Blast with updates and feedback on suggestion from homeowners
 - Quarterly Street Rep Meetings
 - Monthly Coffee with Castle Meetings
 - Contact the Board on the Website
- Board President's office is located in IslandWalk now

EDUCATE, EMBRACE EXPECTATIONS



Committee Appointments

Building & Grounds

Joseph Wyatt

Paul Vitello

Domonic Bartalone

*Beth Ann Davis

* Russell Gerry



Committee Appointments

Finance Review

- Only 1 volunteer for 5 Seats
 - Ask for more volunteers
- Appoint committee members
at next Board Meeting



Committee Appointments

Covenants Compliance

Fred Pineau

Allan Hoskins

* Fred Kreidler

* Chip Johnston

* Jan Wernert



Break

10 minutes



Questions and Answer

What does management do on a regular basis making sure that vendors are providing the services specified in their contracts?

A: Vendors are required to check in with management upon arrival and completion for a project. Depending on the job the work is inspected to ensure it meets the scope of work.



Questions and Answer

- The sidewalk leading from Tantino to the tennis courts has been damaged by the vendor hired to work on the tennis courts. Has that vendor been paid? When will the walk ways be repaired?
- A: Yes, the vendor was paid. Initial repair was done by the vendor however Prime pavers will make a more permanent repair.



Questions and Answer

- Q: What kinds of chemicals are sprayed in our yards and how do we find out what they are?
- A: The most commonly used right now are Insecticides such as Malice, Talstar Pro, and Arena. Herbicides such as Blindside and Prosecuter Pro (Round up). A fungicide called Heritage. And nutrient based products like Combo and liquid iron. The front office has all of the MSDS sheets on file for the products that have been applied in IslandWalk.



Questions and Answer

- How does management maintain landscape minimal landscape standards?
- A: Mgt. works hand in hand with Building & Grounds to inspect all quadrants.
- Quarterly resident/Castle/Brightview



Questions and Answer

- We should not be subject to extreme illness or death using our facilities. If there were no procedures in place for IslandWalk to oversee that the pool company was cleaning property, or the oversight was not diligently completed and documented, those IslandWalk employees responsible should be terminated. Will that happen?
- A: As mentioned HR matters are not discussed in a public forum.



Questions and Answer

When will residents be able to pay online for events?

A: Summer 2018 on line payments will be launched.



Questions and Answer

- At fall budget meeting it was asked to survey owners about potential rule changes prior to the Board meeting, where is this survey?
- A: Administrative rule changes will be considered at an upcoming meeting to be held in 30 days.



Questions and Answer

- Q: When is Manasota Beach Road going to be built?
- A: It appears that Manasota Beach Road is not expected to be completed soon. The road construction has not been announced by the County so Pulte has no timing estimates. Your best source at this point is the County directly as they are the determining factor on the timing.



Questions & Answers

- Q: How did Pulte/Divosta arrive at a \$50 HOA Maintenance Fee Credit from the pools & spa closure for a month?
- A: Based on operating costs to the HOA for maintenance of the pools/spa facilities.



IslandWalk Amenity Credit 3-24-18

	Amenities				
712500	Pool Service	40,000.00			
712510	Pool Maintenance	45,000.00			
705082	Pool Heating	25,000.00			
705031	Water & Sewer - Amenity	75,000.00			
710024	Miscellaneous Supplies	0.00			
712600	Court Maint (basketball, bocce, tennis)	40,000.00			
	Total Amenities	225,000.00		\$ 225,000.00	\$8.13
				\$ 60,000.00	
	Utilites			\$ 78,000.00	
705050	Cable TV	1,312,759.60		\$ 363,000.00	
705060	Trash Removal	6,000.00			
705011	Electric - Amenity	60,000.00			363000/2306/12= \$13.12
705021	Guard House-Electric, Water, Sewer	6,000.00			
705022	Electricity - Irrigation	62,000.00			
705023	Electricity - Street Lights	210,000.00			
705024	Resort/Event Center - Electricity	78,000.00			



IslandWalk Amenity Credit 3-24-18

	Building			
702000	General Repairs & Maintenance	130,000.00		
702178	Pest Control	15,000.00		
707043	Janitorial Service & Cleaning Supplies	80,000.00		\$ 363,000.00
702075	AC Unit Maintenance	15,000.00		\$ 274,500.00
706035	Fire Alarm System	9,000.00		\$ 637,500.00
713400	Fitness Center Equip Repairs	15,000.00		
520132	Computers - Library	2,500.00		637,500/2306/12=\$23.04
702150	Holiday Decorations	8,000.00		
	Total Building	274,500.00		



2018 Questions

- What is the allowed construction working times on property? And how do we make sure these appropriate times are enforced?
- A: The back construction gate will be open for construction traffic from 6:30 am to 6:30 pm, Monday – Saturday. Construction work will be performed till dusk. Field Managers communicate hours to sub-contractors & violations with address and time should be reported to HOA office



Questions from the floor



Thank you for coming & enjoy the
remainder of your evening!

