

ISLANDWALK AT THE WEST VILLAGES HOMEOWNERS ASSOCIATION



Welcome to the 2019 Annual Meeting



2018 BOARD OF DIRECTORS

Casey Gant, President

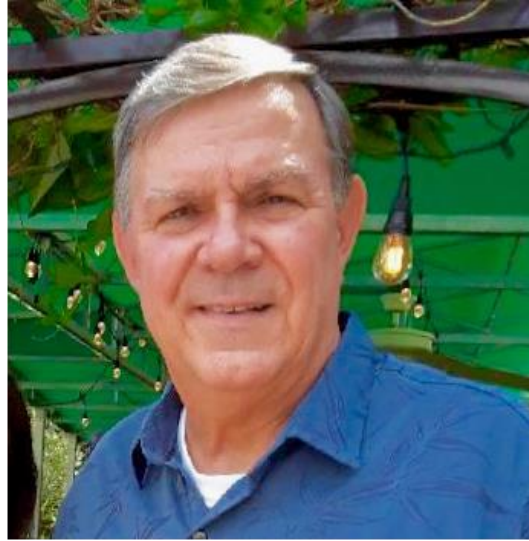
Scott Brooks, Vice President

Steve Platke, Secretary/Treasurer

Michael Wasylik, Resident Director



2018 ISLANDWALK Resident Board Director



MICHAEL WASYLIK

**THANK YOU FOR YOUR SERVICE AND
DEDICATION TO ISLANDWALK**



Annual Meeting Agenda

1. Call Meeting to Order
2. Proof of Notice of the Meeting
3. Certifying of Quorum
4. Introduction of Board of Directors
5. Approve Minutes of 2018 Owners Annual Meeting
6. Reports
 - a. Manager's Report
 - b. Lifestyle Director's Report
 - c. Officer's Report
 - d. Covenants Committee Report
 - e. Building and Grounds Committee Report
7. Election of One (1) Non-Developer Director
8. Q&A
9. Election Results
10. Adjournment



Last Call for Ballots

Ballot Counter Volunteers

- Ted Frechette
- Pauline Frechette
- Cindy Johnston
- Chip Johnston
- Beth Ann Davis
- Peter Schnorf
- Mike Declementi
- Mike Yurasek
- Helene Yurasek
- Vicki Kenny
- Kevin Kenny
- Loli Thawley
- Evelyne Bevacqua
- Sandy Kreidler
- Judy Gerry
- Noreen Haus
- Rick Haus
- Jan Wernert
- Lisa Cavalea
- Walt Holmes
- Claudia Holmes
- Barbara Thompson



2018 Meeting Minutes

- ❖ Motion to approve Meeting Minutes



CERT – Community Emergency Response

Joe Wyatt



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?



Building and Ground Committee

Russell Gerry



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 six times in 2018, with staggered terms:

Dom Bartolone (2 years term ending)

Joe Wyatt (2 years term ending)

Beth Ann Davis

Russ Gerry

Paul Vitello (Chair)

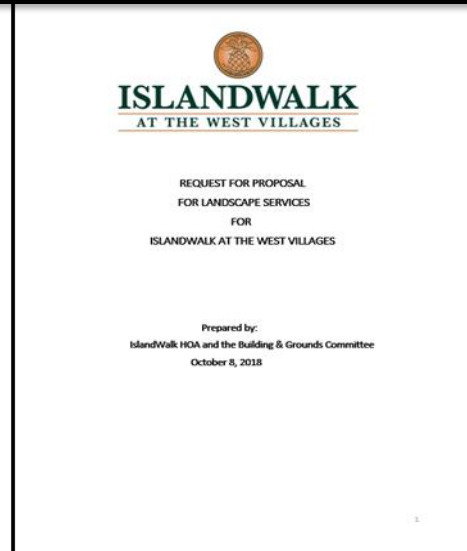
THANK YOU FOR VOLUNTEERING & SERVING!



Building and Ground Committee

Landscaping contract rebid

- Benchmarked multiple communities for best practices
- Developed a comprehensive bid document
 - Incorporated clear performance expectations, inspection protocol and a retainage program to ensure accountability to contract terms
- Participated in bidders conference with HOA and Pulte
- Reviewed bids and participated in final review with top bidders
- Provided recommendation to HOA and Pulte



Building and Ground Committee

- Lake Bank Erosion Study
- Aug. 2018 Velocity Engineering Report
- Resident Group formed in late 2018
- Mark Apaliski, Paul Apaliski, Clyde Borrell, Jim Davis
- Russ Gerry, John Murphy and Paul Vitello
- Assessed from Velocity Rept. Severe and Moderate lank bank erosion
- Benchmarked multiple communities in area and other best practices
- Presented findings to HOA and Pulte and turned over to Building & Grounds Committee for follow through



Building and Ground Committee

Trees at IslandWalk

- City of North Port Tree Ordinance dictates canopy requirements
- Oak trees have a high canopy point value, but are causing damage to infrastructure
- Invited City of North Port Arborists to B&G Meeting to brief committee, HOA and Pulte on requirements
- Plan will be developed in 2019



Planning and Zoning: Tree Ordinance Summary

This is a summary of the proposed Tree Ordinance. The ordinance is 29 pages in length and often a series of lists, either of trees, special circumstances, or other factors that cannot be easily summarized. Instead of keeping all of these lists, references to the sections of the ordinance are provided so that a more detailed reading can be made by interested parties.

Intent (Section 45-4)

To reap the numerous benefits afforded to communities that have robust and diverse tree life, the city of North Port is expanding the protections afforded to our tree life. Our goals are to preserve existing trees; develop a mix of native and planted trees; recognize the varying importance of different species of tree and the importance of specific trees of exceptional size and age; and continue to develop plans for placement, planting, and care of trees in the city.

Prohibitions (Section 45-5)

- 1) Do not remove trees without a permit. Even those on your own property.
- 2) For areas larger than an acre there are guidelines for using the property's defensible space.
- 3) Do not sculpt or trim trees outside of its natural form.
- 4) Trimming Mangroves requires approval by the Department of Environmental Protection.

Tree removal will be allowed in several circumstances, for instance the construction of public roads and utilities, dead trees, prescribed burns, and other limited circumstances. (Section 45-6)

Removing as few trees as possible is a goal of the permitting process, applicants must show that they have taken steps to reduce their removal of trees by as much as possible. Trees weakened by age or sickness, those that prevent access to the property, or those that pose a threat to pedestrians or structures will be targeted for removal. (Section 45-7 B and C)

An environmental evaluation will be part of a development plan to ensure that as little tree removal as possible takes place. The size, age, species, and ability to be transplanted will all be factors when considering whether to remove the trees. If there are no trees on a piece of property, documentation of such will be taken. (Section 45-7 E and F)

The need for additional removals, trees dying or being damaged before a Certification of Occupancy is issued, and other issues related to the handling of trees following the permitting process, along with fines related to these issues will be accounted for. (Section 45-7 H-M)

The city has established 35% canopy cover as a goal for all property. Maintaining that level of coverage via keeping trees, keeping some and planting new, or removing all existing trees and planting all new trees is possible. Proximity and dutiful upkeep is the only way to receive credit for having the required canopy. (Section 45-8)

Administrative variances shall only be used to promote site plan flexibility on residential and commercial parcels and/or lots for the express purpose of tree preservation. Encroachment into setbacks will be allowed in narrow circumstances in accordance with a provided table. (Section 45-9)

Various steps will be taken to protect trees during development, including among other things, marking trees that will be kept, not damaging them with hazardous waste, and not using them to suspend wires. Barricades will be created around protected trees and other sensitive spots to insure they are not removed or damaged. (Section 45-10)



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.

- Marla Lien– 2 years
- **Allan Hoskins – 1 year***
- Chip Johnston – 2 year
- Jan Wernert – 2 year
- **Fred Kreidler – 1 year – Chair ***

*THANK YOU FOR VOLUNTEERING & SERVING YOUR
COMMUNITY!*

** Denotes members with completed terms*



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.
- Performed annual audit



Finance Committee

Valerie Wilson



Finance Committee

Chartered by the Board to act in an advisory capacity.

- Fred Pineau- 2 Years
- **Robert Pape – 1 year***
- Peter Schnorf – 2 years
- **Ed Corlett – 1 year***
- Valerie Wilson – 2 year

*THANK YOU FOR VOLUNTEERING & SERVING YOUR
COMMUNITY!*

** Denotes members with completed terms*



Balance Sheet as of 12/31/2018

Operating	\$ 554,000.62
Petty Cash	\$ 2,000.00
Fees Receivable	\$ 19,803.17
Prepaid Insurance	\$ 20,245.80
Utility Deposits	\$ 5,216.44
Reserves	\$ 646,655.74

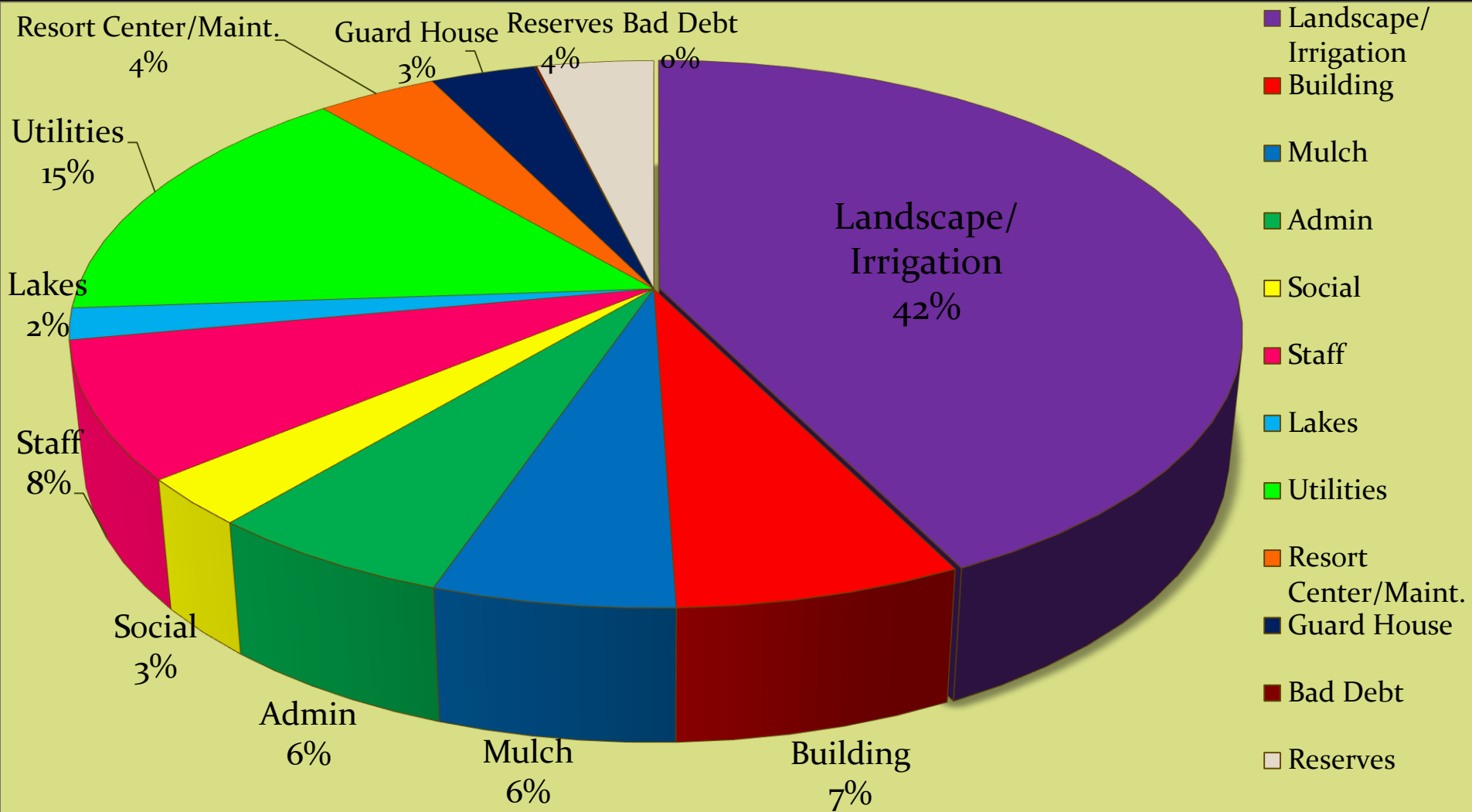


Common Pooled Reserves

- Reserves collected for Closed Homes only. Developer does not contribute to reserves.
- 2019 Build out Common Pooled Reserves Budget of \$374,658 is based on all 2,391 homes contributing. Currently there are 1736 closed homes.
- Reserve Study completed 2018 by Velocity Engineering
- Reserve Study is updated annually by Velocity
- Reserves are funds set aside to pay for capital expenses or replacement costs exceeding \$10,000. Ex: Roofs, Painting, Roads, Sidewalks, & Pavers, Recreation Areas, Pools, Resort Center, Event Center, HVAC, Fire Protection, etc.



2018 Expenses



Island Walk Managers Report

Jeff Zittel



Management Team

Proudly Managed by Castle Group



Fiona DiDomenico

Senior Vice President



Betty King

Regional Director



Management Team

Administrative Team



Rose Richardson

Assistant Manager



Sandy Soltis

Admin. Assistant



Yvonne Rosbottom

Front Desk



Betsey Brown

Front Desk



Jeff Zittel

General Manager

Lifestyle Team



Mark Craycraft
Lifestyle Director



Agnieszka DeLong
Lifestyle Coordinator

Maintenance Team



Mac Charlambous

Maintenance Technician



Chris Davenport

Maintenance Technician



George Lehlback

Maintenance Technician



Community

- 1736 Closed Homes as of 4/08/19
- 73% of Buildout
- 2391 Total Buildout



Governed by Florida Statute 720, IslandWalk at the West Villages Declaration of Covenants, Articles of Incorporation, Bylaws, Rules & Regulations



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.
- 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.



2019 Neighborhood Street Representatives

Alafaya- Paul Apaliski

Attaviano- Dr. J.J. Jagadesen

Bastiano- Clyde Borrell

Botteri- Deborah Bouchard

Campoleone- Michele Evans

Coluccio- Dennis Shrimp

DiMarco- Kevin and Vicki Kenny

Erice- Bob Loggbregt and Mary Kay Karl

Fernando- Tim Morrissey

Formosa- Carlos Maldonado

Guyana- Jerry Williams

Huerta- OPEN



2019 Neighborhood Street Representatives

Ipolita- Richard Friedman

Isadora- Kim Gabler and Karen Donohue

Jacinda- Phyllis Proctor

Jalisco- John Chiumento and Bob Fanning

Karina- Paul Vitello

Kirella- Dan Berndt and Patricia Bogden

Lappacio- Jean Strain and Ghyll Theurer

Lido- Karen Braun

Mangieri- Francisco and Charlotte Villafane

Mazzara- Paul Swasey

Miranese- Dave Novotnak



2019 Neighborhood Street Representatives

Navarro- Bobb Becker

Neviano- Stephen Cutney

Orino- Sharon Coberly

Ortona- Kurt Schwan

Pacchio- Mark Apaliski

Petrino- Sandy Jungk

Piero- Margie Ayers

Posada – Kim Wolford

Quinta – Ruth Ann Rogotzki

Quisto- David Watson



2019 Neighborhood Street Representatives

Ricci- John Titler

Rinuccio- Jeff and Carmen Gulnac

Rizzuto- Barbara Thompson

Rosalia- Kenneth Salvo

Salinas- Jim Manser

Sayda- Ilene Bisogno

Serafina- Charlotte Young

Solarzano- Bill Wilson

Tomaro- Gaylen Pugh

Trentino- Sandy Brazeau

Umbria – Christine Cuff



2018 Year in Review

2018 has been a year of improvements
and growth!

Let's take a look at some of the
accomplishments we achieved over the
past year.



Maintenance



Tennis Courts



Tennis Courts



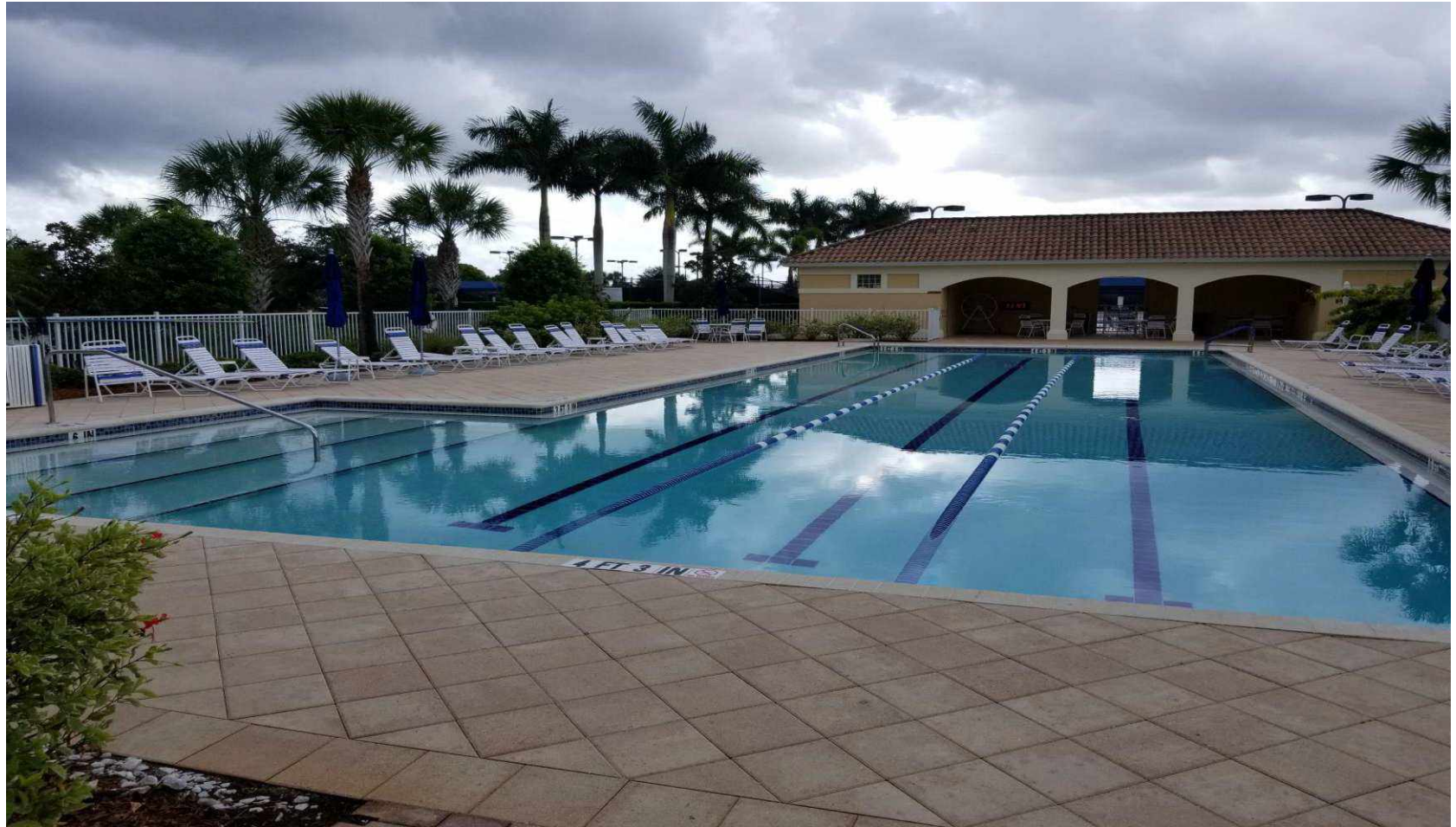
Pickle Ball



Bird Spikes



Lap Pool Resurfaced



Expanded Pool Deck & Additional Furniture



Expanded Pool Deck & Additional Furniture



Spa Resurfaced



Spa



Pool Improvements



Pool Improvements



Pool Improvements



Pool Improvements



Pool Improvements

Resort Pool

- 1. Circulation Motor 1 of (3)
- 2. All 7 Danfoss variable speed drive digital screens
- 3. New salt Cell 1 of (2), Chlorking
- 4. All new Salt Injection lines underground



Pool Improvements

Lap Pool

- Circulation Motor 1 of (2)
- All DE (diatomaceous Earth) grids in filter pit
- All chemical injection Lines (both chlorine and acid)
- Thermometer, In Line
- Flow meter, In Line
- Back flow prevention device on domestic water supply
- ** Complete SURFACE and TILE renovation **



Pool Improvements

Spa

- State of the Art chemical (ORP / PPM / Ph) monitoring & injection computer
- Heater (new titanium pentair 400,000 BTU)
- New chemical injector chlorine
- New injector lines (both chlorine and acid)
- All new Filter Media (Sand Filter)
- Spa therapy jet timer
- Spa therapy jet relay and circuit breaker
- ** Complete SURFACE and TILE renovation **



Bocce Courts



Bocce Courts



Billiards Rack



Mail Center Improvements Completed

A – On West Side Added additional golf cart parking spaces

B – Widen sidewalk to allow golf cart traffic



Mail Golf Cart Parking



Mail Golf Cart Parking



Parking Lot Improvements



Parking Lot Improvements



Movement Storage



Fitness



Fitness



Replaced fitness windows



Bike Rack



Pressure Washing



Grinding



Front Traffic Light



Front Traffic Light



Gate Access- TRVST Security



Pending Projects

- Gatehouse Painting
- Proactive Operations and Maintenance
- Safety Improvements
- Security Surveillance System



Volunteers Appreciation

*A big thank you to all our volunteers that make
IslandWalk the great community it is.*

We can't do it without our generous volunteers!



Contact Us



ISLANDWALK

AT THE WEST VILLAGES

www.Islandwalkwestvillages.com

Resident Services (After Hours)

1-800-337-5850

On-Site Office Hours:

Monday – Friday

9:00 AM – 5:00 PM

Saturday

9:00 AM -4:00 PM

Sunday

11:00 AM -4:00 PM

Office Phone Number:

(941) 493-2302



A Word From Your Management Team



ISLANDWALK
AT THE WEST VILLAGES

It is our pleasure to be your Management team.
We thank you for your kindness and support.
We are here to help and look forward
to serving you in the future!

- Your IslandWalk Management Team



Island Walk Lifestyle Report

Mark Craycraft



Lifestyle & Social Programs

- Lifestyle Director Mark Craycraft and Agnieszka Delong Lifestyle Coordinator look forward to planning fun and exciting events for you in the next year.
 - If there are events you would like to see, please let the lifestyle team know.
- Our community has great talent and loves to have fun!

Enjoy a look back at 2018 events...



ISLANDWALK AT THE WEST VILLAGES HOMEOWNERS ASSOCIATION

PayPaltm

**ONLINE EVENT
REGISTRATION
AND PAYMENT**



Unparalleled Property Services

ISLANDWALK AT THE WEST VILLAGES HOMEOWNERS ASSOCIATION



Unparalleled Property Services

ISLANDWALK AT THE WEST VILLAGES HOMEOWNERS ASSOCIATION



RESIDENT BBQ



Unparalleled Property Services

ISLANDWALK AT THE WEST VILLAGES HOMEOWNERS ASSOCIATION



BRAVES



Unparalleled Property Services

ISLANDWALK AT THE WEST VILLAGES HOMEOWNERS ASSOCIATION



CAR SHOW



Unparalleled Property Services

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CELEBRATIONS



Unparalleled Property Services

ISLANDWALK AT THE WEST VILLAGES HOMEOWNERS ASSOCIATION



**FREE
CONCERTS**



Unparalleled Property Services

ISLANDWALK AT THE WEST VILLAGES HOMEOWNERS ASSOCIATION



Unparalleled Property Services

ISLANDWALK AT THE WEST VILLAGES HOMEOWNERS ASSOCIATION



MATINEES



Unparalleled Property Services

ISLANDWALK AT THE WEST VILLAGES HOMEOWNERS ASSOCIATION



NEW YEAR'S EVE



Unparalleled Property Services

ISLANDWALK AT THE WEST VILLAGES HOMEOWNERS ASSOCIATION



Unparalleled Property Services

ISLANDWALK AT THE WEST VILLAGES HOMEOWNERS ASSOCIATION



**TICKETED
EVENTS**



Unparalleled Property Services

ISLANDWALK AT THE WEST VILLAGES HOMEOWNERS ASSOCIATION



Unparalleled Property Services

Officers Report

Casey Gant
President



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 Q2 of 2019.
Build time is approximately one year, but subject to change*



New Amenity Location



New Amenity Campus



**Second Resort
Amenity Campus
Coming Soon to
IslandWalk**



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New Amenity Floor Plan



Developer Turnover

- Turnover is the transition of control of the Homeowner Association from the Developer to the Resident Owners.
- Turnover typically begins within 90 days after the community reaches 90% closed homes. (2,152 closed homes)
- Turnover occurs with all developer started HOA's and is governed by Florida Statute 720.
- Home Warranty is not affected or addressed during Turnover



Developer Turnover

- When 90% of lots have been closed, 2,152 of 2,391 lots, the process begins
 - Currently 1,736 closed homes
 - Approximately 240 closings a year
- December 2020, 90% will be reached if the sales stay on target.
- The Turnover Meeting will be held 90 days after or approximately March 2021.



Developer Turnover

Transition Committee and Educational Seminars

- Pulte will establish a Transition Committee no earlier than 1 year in advance to the projected Turnover Meeting to begin education process with homeowners.
- Pulte will appoint the Transition Committee at the March 2020 Annual Meeting.
- Applications and interviews for the Transition Committee will take place in the winter season.
- Pulte and Castle will host educational seminars



What Really Happens After Turnover

- Please be assured, the Developer, Pulte / DiVosta is going nowhere. They will be working closely with your new Resident Board along with the Association's Management Company to ensure a smooth transition.
- Your Association Management Company will ensure that your Board Members are brought up to speed on all Association business including contracts, financial matters, pending open items, collection issues, etc.
- Castle Management works at the pleasure of the Board and looks at the relationship as a partnership to ensure we provide the highest level of Customer Service for the Board and the members at large.
- Turnover Audit: Paid for by Developer.



Committee Appointments

Building & Grounds Committee

Beth Ann Davis

Russell Gerry

Paul Vitello

*Kevin Kenny

*Tammy Stohs

* *New Committee Members*



Committee Appointments

Covenants Committee

Chip Johnston

Jan Wernert

Marla Lien

*Paul Dreifuss

*Vincent Scarsella

* *New Committee Members*



Committee Appointments

Finance Committee

Fred Pineau

Peter Schnorf

Valerie Wilson

* Bob Ransom

*Andy Connolly



Questions and Answer

Why are the sidewalk gates on both the front and rear entrances always closed? What is the policy on using these gates?

A: Access Control



Questions and Answer

Are there restrictions on water plants in the ponds?
Are there any plans for installing any?

A: Yes, discussion is taken place of adding native plants to selective areas.



Questions and Answer

How is the HOA making BrightView accountable to their contract terms?

A: Weekly inspections, meetings with the Buildings and Grounds Committee and the HOA and the Brightview contract was updated to include a retention stipulation.



Questions and Answer

What do you see as the top three priorities for the community and what will you do to accomplish those things?

A: In no particular order, Transition Process, Budget/Reserves and Safety/Partnerships.



Questions and Answer

Every year at this time I submit my belief that our reserves are totally inadequate. I do so again with the specific question of how we are going to be able to complete the 2020 road work set forth in the Velocity report of approximately \$1,000,000 given our present reserves of \$600,000 +- ?

Even if we find the money it would totally deplete our reserves leaving us with nothing when the HOA is turned over to the homeowners. Is this your plan?

A: Velocity Report



Questions and Answer

In a study conducted by our current lake management vendor, Ecologic, back in January, it was found that the lake bank erosion on lake 5 south, located on the opposite side of lake across from the resort pool, to be severe. Pulte agreed to work with the HOA to correct this problem. What has been done thus far to address this issue? What is the timeline for when we can expect this problem to be corrected and fully resolved?

A: Partnered with buildings and grounds committee and scheduled to meet with various contractors for repairs. Expected to be addressed the beginning of rainy season.



Questions and Answer

Due to the large number of lakes (ponds/water basins) in IslandWalk, I would like to propose that we establish a stand alone Lake Management committee to oversee these waters. If a stand alone committee is not possible, then another option may be to create a separate and distinct sub-committee under the Building and Grounds committee. What can be done and when can it be implemented?

A: Currently working with the newly implemented sub-group of the Building and Grounds to develop this concept.



Questions and Answer

Can you give us an update on pending litigations regarding legionnaires and the possible financial impact on the residents?

A: We can not comment on any litigation.



Questions and Answer

Given the deterioration of our roads due to all the construction vehicles will the developer consider repairing the roads before turnover?

A: Yes. All roadways will be inspected prior to turnover by a third party engineer.



Questions and Answer

What steps will be taken before turnover, to replace the street trees that were removed because of root impact.

A: We are currently formulating a replacement plan. Partnering with the City of North Port and the Building & Grounds Committee.



Questions and Answer

Discuss the status of the back gate, the newly discovered impact of the traffic from Cool Today Park. What mechanisms have been put into place as a result?

A: Partnerships have been developed to address this issue.



We will now open the floor for questions.



Election Results



ISLANDWALK
AT THE WEST VILLAGES

2019 Resident Board Member

Congratulations!



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

