

Summary Notes: January 20, 2026 Board Meeting

1. President – Linda VanDillen

Renovation of the Community Center was completed over the holidays with minimal interruption to board/community work.

Gate Destruction Incidents – 2 Incidents which have been recorded on video:

The first -a young man bent the gate arm down so another young man could step over the gate. Two minutes later, a golf cart arrives and the man lifted the gate so the golf cart could pass under it. We reinstated the 3rd shift guard until the gate could be repaired.

The second-a group of young people in a golf cart around 11:30 pm literally took the gate arm off and threw it in the grass so their golf cart could pass through. They put the gate arm back on, but incorrectly and the gate required reset. We have video of these events, which have been reported to the police, and will be sending the video out to the community. We are meeting with Envera to further refine the emergency gate “hit” protocols.

The board intends to create a community-wide security committee to address issues like these and more.

Records Request – The board has received a request, through an attorney, for HOA records, including all financial records, a list of all resident ledger records indicating resident name, address, and HOA dues paid or owed, all communications sent from the HOA to the community, all emails sent by the board members, 7 years’ worth of financial and ledger information. This request came with a due date of 10 business days. We have met with our attorney to determine the parameters that dictate our response. As most HOA records are digital a method had to be found to compile and forward the requested records, while isolating the appropriate, confidential information. Care also must be taken to ensure that the records are sent in a format that does not allow alteration or cause a virus to a database. The resident initiating this request has made similar records request several times over the 3-1/2 years of my tenure on the board, with no action taken because of the records being shared.

Gatehouse Demo and Rebuild of Traffic Lanes-We are finally in line to receive our permit for the removal of the wings of the gate house and the restructuring of the exit and entrance lanes. John L. will be working with the Islands to coordinate traffic patterns to the Ft Hamer gate during this time. We will keep you posted as we have definite information.

Islands Lawsuit-A judgement was received on the second portion of the initial Islands suit against the Foundation. The judge supported the Islands request for maintenance, repair and replacement by the Foundation. The judge also reiterated if the Foundation is to pay, the Foundation is to determine the schedule and vendor involved.

The Foundation also participated in the deposition of Roy Premier, whose group is suing the Foundation as a countersuit to the Islands suit against his company for inadequate maintenance, faulty construction, etc. His premise for suing the Foundation is that the Foundation should have been performing maintenance, repair, replacement all along. However, it needs to be stated that the developer was in Control of the Foundation until 2019. He also had a representative on the board until the Islands turnover in 2022.

While in deposition, Roy clarified two items of maintenance. He verified that the Declarations state that the Association is in charge of tree maintenance and maintenance to the enhanced lighting in the Islands. The deposition was cut short due to a scheduling conflict with the Association's attorney.

The Foundation continues to provide the services that are within the judge's guidelines but feel there are some maintenance and repair items that need to be resolved between the Association and the developer before the Foundation is requested to be involved.

2. Financials – Tom McHugh reported.

The foundation finished the year \$29,000 under budget. This is prior to Y/E audit and could possibly change.

Part of the good news for 2025 was the weather. No hurricanes meant we were able to cover other expenses that ran over budget. Our expenses ran \$44K over budget and this was offset by revenues that were favorable by \$73K.

Cash on hand at Y/E is as follows: Operating Cash \$1,148K Reserve Cash \$2,361K

The large amount of operating cash is the result of Prepaid Maintenance Fees.

Interest earned in 2025 Operating Cash \$11.5K and Reserve Cash \$71K.

The Balance Sheet is in very good shape. The one sore point is A/R \$40K. These are all past due assessments. Most of this is in the foreclosure stage. About 13K of this is anticipated to be resolved soon.

We are well funded going into 2026 to continue our capital improvements. This includes work on Roads, Ponds, Drainage Issues and Sidewalk work.

3. Property Manager – John Luchkowec

Envera RFID Tags issued – 1855

ARC Approvals – 12/31/25- 137 (37 roofs, 10 pool cages, 8 driveways, 18 exterior paint, 22 window replacements, 15 trees removed/replaced, 18(generators, landscape, fences, doors, shutters) 9 miscellaneous.

Projects in Progress/Completed Status:

- RFID Tag distribution-My Envera app onboarding – ongoing
- Drainage Clearing-Focus on WBW property, survey ordered. Concerns regarding setbacks and encroachment easement/drainage and tree removal.
- Envera Kiosk operational for 3rd shift.
- New street signs installed, posts painted.
- OTR Gatehouse porticos removal/new roof – permit expected this week.
- New landscape company, Bloomings, published 1st quarter schedules for RW and the Islands tract 100/606. 4 new irrigation controllers installed. Wet checks conducted. Sprinkler repairs and replacements completed.
- Community Center new floor and interior painting completed.
- New combo locks installed in Boat/RV Storage lot.
- 2 new handicap signs installed at Community Center parking lot.
- Removed 4 old gate operators from OTR entrance.
- Signed contract with AMI for Inspection and Maintenance Services.
- Continued aggressive action of Collections on delinquent owner assessments with Becker Law Group. Attorney has filed foreclosure notices on these owners.
- Completed exterior repairs to Boat Lot Storage Building/added portable AC to climate control new internet and camera equipment. Added new anti-theft locking equipment.
- Solar vision window tinting applied to large window in Community Center.
- Letter and registration forms emailed to current Boat/RV storage occupants with new 2026 fee schedule. Annual rent due January 1, 2026. 5 delinquencies. Created additional spaces in Boat/RV lot.

- Community Inspections conducted by AMI and violation letters sent to residents.

Projects Planned/Under Consideration:

- Construct sidewalk at OTR exit gate to accommodate bicycles, scooters, golf carts, etc.
- Sidewalk repairs/power washing common areas:

Bids were solicited for the power washing of the gatehouse, sidewalks and gutters in the Islands that have become moldy and are a slipping hazard. Linda VanDillen asked for a motion to accept the bid from AMI Maintenance for the power washing of specific areas in the Islands for \$16,100.

- Vinyl fencing around Lift Station on WBE.
- Replace 21 dead viburnum bushes on WBW from Maintenance Entrance to Golf Club property line.
- Paver walkway from WBW to Bocce Court(labor only)
- Clean up OTR frontage
- Repaving WBW

Additional Issues/Concerns

- Modernization of FH Gate is still held in abeyance. Foundation is to maintain 2 databases and costs. A problem continues with the failure of readers at the FH entrance gate. The bar code reader reads the bar code, but does not engage, or sporadically does not engage the barrier arm to open.
- Outcome of litigation and summary judgement on Island repair/replacement is ambiguous and needs clarification.
- Onboarding residents to My Envera app is primary focus to ensure the gatehouse attendant has correct resident guest/vendor information.
- Two incidents of vandalism on barrier arm gates is under investigation. We are also looking at the gate strike protocol for possible revisions.

II. New Business

A. Director and Officer Updates:

1. Roads – Linda VanDillen for Dennis Niemeyer. 3 competitive bids have been received for roadwork for this year, which will be reviewed and reported on at the February meeting.
2. Drainage – while cleaning up in two of the areas of drainage blockage, some plantings had to be removed to resolve drainage issues. We are

working with the residents involved to replace plants in areas that will not impede drainage maintenance in the future.

3. Laura Schultz reported that 598 residents have signed up for electronic voting and notification through Get Quorum. Laura will connect residents to Get Quorum who have not yet been contacted.

B. Compliance Committee Referrals – AMI 360 inspector, Cody Rawls will attend the February meeting to review the inspection process, utilizing AMI 360. Board members suggested the inspections time/days be varied to ensure better coverage.

III. Old Business

Tom McHugh reported that approximately 160 households have not paid their 2026 dues as yet and requested that a reminder be sent to those residents reminding them that after January 31, late fees will be applied.

IV. Property Owner Comments:

1. Many residents moved into RW due to the 24-hour manned gate for access and are not happy with the 3rd shift kiosk. This should have been communicated better and the community should have been able to give input.

Linda V advised that this was discussed at many meetings over several months and reported in the meeting minutes. The board is looking at the gate strike issues to ensure the gate is not left open due to a strike or clicker.

2. Has the golf course changed it's maintenance times? There was someone riding behind the house near the 7th hole at 2am. LV, we don't believe it was golf maintenance. Will ask.

3. Can Envera alarm the gate arm so that it sounds an alarm if tampered with or handled manually? Linda V – we are talking to Envera about a few items regarding the gates next week. We need a more urgent gate strike protocol, where an emergency reset or repair can be done.

4. The community center looks good, but the mailbox outside needs to be painted and the film on John's office window needs repair. Linda V – We are in the process of finishing all repairs, and will be painting the mailbox.

5. What is the status on the dog park? Linda M advised we have gathered information on the various aspects of installation and maintenance, and will be meeting about it in the near future.

6. There are still some roofs with tarps on them, even a year after the hurricane in 2024. Linda V advised that residents have had to arbitrate with their insurance companies, which has taken a very long time for resolution.

7. The video of the gate vandals should be released to the community for identifying information, and residents should be assured that any information will be anonymous.

8. What items require a community vote? Linda V advised that those are outlined in our declarations and by-laws.

9. Will the new owner of the country club be addressing the community regarding future plans and plans for membership? Linda M will contact the General Manager, Grant Spencer, and arrange a meeting, possibly inviting him to attend the next board meeting.