

Island Park Woodland Homeowners Association, Inc.

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Annual & Board Assignment Meeting

Saturday, June 15th, 2025 @ 9:00am | Island Park Woodland Community Area

Meeting Opening and Approval of Minutes

The meeting begins with a confirmation that a quorum is present, including Wade Ralph, Lyndee Carhart, Lynn Anklam (via Conrad), and Maria Tunis. The previous meeting's minutes, which had been sent to the board via email, are motioned for approval by Wade and seconded by Lyndee, officially approving them. Well-wishes for Father's Day weekend, National Bourbon Day, and the Army's 250th anniversary.

Board Member Election

The conversation shifts to the annual re-election of board members, which occurs every June. Board members serve two-year terms. Lyndee is recognized and thanked for volunteering to serve, and it's mentioned that the board will meet privately after the general meeting to decide on officer roles.

Financial Report

The financial report begins with an update on current balances: the checking account has \$65,720 and the contingency account has \$15,436. There remains an outstanding \$8,000 payment on the tennis court, which is under evaluation for wear and tear issues that appeared shortly after the resurfacing. The group discusses concerns about the quality and warranty of the court work and indicates they still have leverage since the final payment hasn't been made. Dues collection is progressing well: 83 collected so far, with assessments mostly paid - 159 out of 165 paid in full, two partially, and four outstanding. These assessments were related to damage from Hurricane Ian and amounted to \$1,000 per home.

Budget Review and Contingency Planning

The budget has been shared via email and is briefly reviewed. No objections or questions are raised. It's noted that annual expenses are around \$40,000, but with dues not fully collected, the HOA is already in good financial shape. Maria suggests putting more money into the contingency fund to prepare for future hurricanes, as clean-up and tree removal can be very costly. Although HOAs aren't supposed to generate profit, maintaining a contingency fund is seen as a smart and necessary precaution. They move to officially approve the new budget, with Lyndee making a motion to approve and Wade seconds.

Committee Reports

Seawall/Grounds

The next topic is committee reports, beginning with the seawall. While the main project is complete, they agree that additional gravel and riprap may be needed, especially in overflow areas and walkways where erosion is noticeable. The aim is also to improve safety, as the area is uneven and presents a tripping hazard.

The group discusses the specifics of adding gravel and riprap, estimating that two truckloads of gravel might be enough. It's debated whether that much is necessary since the area is already quite filled. Maria is asked if they have a regular supplier for stone deliveries; she suggests a local company, Sosa, which is known for good pricing and proximity. She volunteers to call for an estimate. The team agrees to move forward if the quote is reasonable.

Landscaping, Weed Control, and Entrance Sign

Attention shifts to landscaping enhancements. They agree on installing posts with rope as a simple improvement to the area and decide to have their landscaper, Jose, provide a quote. Tasks like weed control and edging are also discussed, with comments about recent inconsistent performance, possibly due to a new crew. They also admire the appearance of the entrance and consider repainting the neighborhood sign. Wade's wife, who is known for her artistic talents and furniture refurbishing, is suggested as someone who might volunteer to repaint it.

Discussion on Fish Cleaning Table

A resident had previously proposed installing a fish cleaning table, but the idea is largely dismissed due to concerns over mess and maintenance. The group recalls having one in the past that included a hand pump, which was popular but ultimately deemed too troublesome. They consider using existing infrastructure like the electric post, but the consensus remains that it's not worth pursuing. The topic is officially tabled.

Mosquito Spraying and Playground Discussion

It's reported that mosquito spraying occurred the night before. Discussion then turns to the playground, which is acknowledged as not intended to be a long-term fixture. Concerns are raised about security, but it's agreed that locking the area is ineffective since kids can easily climb over the fence.

Beautification & Shade Improvements

The discussion resumed with ideas for enhancing the common area's shade. The group considered planting a Royal Poinciana tree in the center area, utilizing available funds for this purpose. While some residents suggested installing shade structures over the tennis court, the cost estimates—ranging from \$30,000 to \$40,000 – were deemed too high. More feasible alternatives discussed included installing a shaded sitting area or planting trees behind the tennis court and near the playground. Care was taken not to interfere with existing parking or unnecessarily remove any trees. The consensus favored planting a large shade tree in the central area. Maria to get a quote on getting new tree planted.

Fall Fest Planning

The group confirmed plans to host the annual Fall Fest, with the popular chili cook-off and dessert bake-off returning. Additional attractions include a bounce house, water slide, and games for children. November 8th was proposed as the event date. Announcements will be shared via Facebook and email.

Pond Treatment & Aeration Options

A resident (TomKosteno) inquired about ongoing pond treatments. It was clarified that the focus has primarily been on controlling weeds, cattails, and undesired growth. The idea of adding aeration to the pond resurfaced. Traditional electrical aeration systems were estimated at \$6,000 to \$7,000 just for the electrical work. A more cost-effective, solar-powered aerator was suggested, which would operate during the day and improve water quality. The group agreed to look into pricing for this solar option, and Mark Hutchison volunteered to research and forward the board the information.

New Neighbors & Meeting Conclusion

New neighbors Tanner and Megan, who moved into Birnam Wood Ln, were welcomed warmly by the group. Motion to adjourn the meeting made by Maria, and seconded by Lyndee.

BOARD OF DIRECTORS ASSIGNMENT MEETING

Board Members Present: Maria Tunis, Nancy Smith, Wade Ralph, Lynn Anklam (via Conrad).

1. Call to Order: A quorum was established, and the meeting was called to order.
2. Maria opened the meeting to specifically vote and assign officers.
 - a. Nancy nominated Maria to be President, and Lyndee seconded. All were in favor.
 - b. Maria nominated Wade for Vice President and Nancy seconded. All were in favor.
 - c. Wade nominated Lynn for Treasurer, Maria seconded. All were in favor.
 - d. Maria nominated Nancy for Secretary, Wad seconded. All were in favor.
 - e. Therefore, Nancy, Roger and Maggie will be Directors.
3. Adjournment
 - a. Maria made a motion to adjourn the meeting. Nancy seconded the motion. All were in favor; the meeting was adjourned.