

# **Isle Verde Homeowners Association Notice to the Association Members of a Meeting Of The Board of Directors**

**NOTICE IS HEREBY GIVEN** that there is not a May Board of Directors meeting of the Isle Verde Board of Directors. However, there is a June meeting on the following date, time and place:

**DATE: Wednesday, June 10 , 2026**

**TIME: 10:00 AM**

**PLACE: Zoom Teleconference**

Join Zoom Meeting

<https://us06web.zoom.us/j/88511746922?pwd=azoma5xagz9Mfb8Jchc0Hm387vQUhF.1>

View meeting insights with Zoom AI Companion

<https://us06web.zoom.us/launch/edl?muid=a23944e3-db8c-4558-917f-c6fd20022486>

Meeting ID: 885 1174 6922

Passcode: 892027

One tap mobile

+13052241968,,88511746922#,,,,\*892027# US

+16469313860,,88511746922#,,,,\*892027# US

## **AGENDA**

- **Approve minutes from previous meeting**
- **Property manager report. Dave Garafola**
- o **Neighborhood Status**
- o **Paint progress**
- **Financial Review:**
- o **YTD Expenses vs. budget**

**o YTD Revenue collected – highlight any past due**

**homeowners**

**o Update on change to PMI for financial & accounting.**

**• Grounds Report – Catherine**

**o Highlight projects and expenses (both YTD and FY projection)**

**o Proposal to modify landscape guidelines**

**o Status of alternative landscape quotes**

**• Community Issues: Ken. Pelican Bay Foundation update.**

**o Delinquent member suspensions: Approved suspension of privileges for 18-19 properties with accounts 90+ days past due, including voting rights, amenity access, and guest cards, with 18% interest collection**

**• Architectural Review: Ken – review Ayre monthly update.**

**Special Issues: Additional Paint Colors?**

**In 2018 we reduced paint options from 8 colors to 6. We now have 4 or 5?? Propose establishment of a small committee to review paint color options for 2027 and beyond.**

**Next Board Meeting: September 9th, 2026 10:00am**

**• Adjournment**

---

# Isle Verde Board Call – April 8th 2026

## ISLE VERDE BOARD OF DIRECTORS MEETING

**DATE:** 4/8/2026

**TIME:** 10:00am

**LOCATION:** Via Video Conference

**BOARD MEMBERS PRESENT:** Ken Davis, Lucinda Stebbins, Catherine Orcutt, Rip Hale

**Absent :** Tim Hawk

**OTHER PRESENT:** Dave Garafola, Property Manager (PMI)

## Meeting summary

### Quick recap

The Isle Verde HOA board meeting focused on multiple operational updates and decisions. The board welcomed new grounds chair Catherine Orcutt and approved minutes from the previous meeting. Key discussions included scheduling street cleaning and palm tree trimming for November before the busy season, with approval given to proceed with Total Painting (\$127,867) and EasyClean (\$12,300) for house painting and roof cleaning respectively. The board approved a \$5,100 repair for bridge lamp fixtures and discussed landscape guidelines, with Catherine tasked to revise the current guidelines regarding plant replacement responsibilities. The board also addressed the transition from Frankly Coastal to PMI accounting services by June 1st, with plans to send notification letters to homeowners about the account changes. Finally, the board debated but ultimately decided against implementing a \$3,600 annual property inspection service proposed by Ken Davis, with Catherine and Lucinda expressing concerns about redundancy and cost effectiveness.

### Next steps

- [Dave \(Property Manager/PMI\): Check with the website team to ensure the correct meeting date is posted and update the website to remove the incorrect May 14th date.](#)

- [Dave \(Property Manager/PMI\): Schedule the 744 street repair with the vendor for May and coordinate with owners.](#)
- [Dave \(Property Manager/PMI\): Coordinate future street cleaning/power washing to occur after Moulter's regular Tuesday street cleaning to prevent leaf/debris issues.](#)
- [Dave \(Property Manager/PMI\): Schedule palm tree trimming and street cleaning for November, prior to season start, and update the annual cycle accordingly.](#)
- [Dave \(Property Manager/PMI\): Send notice to residents about upcoming power washing, including instructions for owners to contact the company directly if they want additional areas \(driveways, pool\) cleaned.](#)
- [Ken and Catherine: Update and post the landscape/grounds maintenance schedule on the website to include street cleaning and tree trimming, and add instructions for owners to contact Moulter for plantings.](#)
- [Dave \(Property Manager/PMI\): Proceed with lamp post repair/replacement at the bridge per approved \\$5,100 quote, and coordinate with Point Verde for their approval/share of cost.](#)
- [Dave \(Property Manager/PMI\): Get painting and roof cleaning project schedules from Total Painting and EasyClean, communicate to owners, and obtain Pelican Bay approval.](#)
- [Dave \(Property Manager/PMI\): For Bonnie Larson's house, confirm with Total Painting that painting will proceed without moving plantings, and send agreement to Bonnie with language that any touch-up/repair due to restricted access will be at her expense.](#)
- [Lucinda and Dave \(Property Manager/PMI\): Finalize transition of accounting records from Frankly Coastal to PMI by June 1, including obtaining all necessary information from Frankly Coastal, clarifying which items are still needed, and preparing homeowner communication.](#)
- [Dave \(Property Manager/PMI\): Send preliminary "save-the-date"/heads-up letter and email to all homeowners regarding upcoming change in payment instructions, and request review/update of off-site addresses in the roster.](#)
- [Catherine: Research HOA communication apps, select a candidate, and provide it to board members for trial before the next meeting.](#)
- [Catherine and Ken: Review and revise proposed landscape guidelines, circulate to board and homeowners before next meeting for review and vote.](#)
- [Catherine and Dave \(Property Manager/PMI\): Arrange and conduct walkthroughs with alternative landscape maintenance companies \(e.g., Expert, Greenspire, others as identified\) to obtain quotes for potential new contracts.](#)
- [Ken: Notify Rip and Tim of the board's decision not to proceed with the additional property inspection service, and communicate to homeowners the expectation to hold their own home watch/landscape vendors accountable.](#)
- [Catherine: Continue with newsletter and coordinate with Margo Jackler and Lisa Baird to transition social event planning responsibilities, including setting dates and planning next year's event.](#)
- [Dave \(Property Manager/PMI\): Ensure all architecture review projects \(especially large/complex ones\) are closely tracked for compliance with deadlines, permits, and guidelines, and remind homeowners/architects to submit plans to Dave Ayers before Pelican Bay.](#)
- [Dave \(Property Manager/PMI\): Follow up with Greenspire regarding unauthorized work at Bridgegate guardhouse and clarify scope of work/contract.](#)
- [Catherine and Dave \(Property Manager/PMI\): Set up appointments with alternative landscape companies for walkthroughs and bids.](#)
- [Ken: Send note to all homeowners reminding them to hold their home watch and landscape vendors accountable for property monitoring.](#)

## Summary

### New Grounds Chair Welcome Meeting

The meeting began with welcoming Catherine Orcutt as the new grounds chair and board member. The group approved the minutes from the previous meeting, which had been distributed to the community. Ken noted an error on the website showing an incorrect May 14th meeting date that needed to be updated. Dave reported on ongoing issues with Malter and property owners having direct conversations about work requests, which he felt should be better coordinated through the board to ensure appropriate assessment of requests and costs.

### **Property Maintenance and Coordination Updates**

The meeting discussed various property maintenance issues and coordination challenges. Dave reported on completed and pending repairs including street puddling work scheduled for May, sprinkler repairs, and tree trimming. A key issue was raised about coordinating street cleaning with Moulter's weekly Tuesday leaf removal schedule to prevent leaves from being washed into gutters. The board confirmed that hardwood tree trimming would be deferred for another year based on previous budget discussions.

### **Landscape Maintenance Schedule Updates**

The group discussed scheduling landscape maintenance tasks, with Ken suggesting moving palm tree trimming and street cleaning from February/March to November before neighbors arrive. Catherine agreed and recommended notifying residents about power washing services so they can arrange additional work if needed. The team decided to post the updated schedule on the website, including street cleaning and tree trimming details, and will allow residents to contact the service provider directly for additional services with available discounts. Property noted that palm trimming is typically done in spring due to coconut drop timing, though most coconut trees are in backyards rather than front areas.

### **Board Infrastructure Project Approvals**

The board approved a \$5,100 quote to repair and replace a missing lamp on a bridge, with the cost split between Point Verde (73%) and another entity (26%). The discussion then moved to a painting project involving 12 houses, with Total Painting quoted at \$127,867, which was the lowest of three bids received. The conversation ended with a discussion of roof cleaning options, where EZ Clean was quoted at \$12,003 and another company at \$10,008, though concerns were raised about EZ Clean's previous performance.

### **Roof Cleaning and Painting Vendor**

The group discussed vendor options for roof cleaning and painting. Catherine shared negative experiences with the cleanup group, including damage to her teak furniture and plants, while Kendavis shared a positive experience with EasyClean after initial mold returned. The group decided to proceed with EasyClean for roof cleaning due to their previous experience and competitive

pricing, despite being slightly more expensive than the cleanup group. They also approved Total Painting for the upcoming painting work based on positive feedback from previous residents.

### **Roof Painting Project Budget Approval**

The board discussed the roof painting project, with total costs coming in at \$145,567 compared to \$173,557 the previous year, representing a significant savings despite doing one less house. The group clarified that homeowners are responsible for removing landscaping and hurricane shutters to allow for painting, as per the website guidelines, though there was some previous confusion about this responsibility. The conversation ended with a motion to approve Total Cleaning for roof painting, though the final vote was not captured in the transcript.

### **Board Meeting: Budget and Updates**

The board approved roof cleaning with Easy Clean at an additional cost of \$1500, and discussed an accommodation for Bonnie Larson's house painting where she agreed to pay for touch-ups due to her refusal to remove landscaping. The financial report showed the operating budget running about \$10,000 ahead of schedule, with \$431,000 in the Charles Schwab Reserve account and good operating funds for both properties. The board is transitioning accounting records from Frankly Coastal to PMI effective June 1, with a letter already sent to Frank in March to initiate the transition.

### **Payment System Transition Planning**

The board discussed transitioning payment responsibilities from Frank to a new system by July 1st, with 36 homeowners needing to update their payment methods. Lucinda and Dave will work on obtaining necessary information from Frank, including delinquency details and direct deposit information, while also planning communication strategies to inform homeowners about the transition. The group agreed to send a preliminary notice to homeowners in mid-May about the upcoming transition, followed by detailed instructions on how to make the change, and Catherine proposed researching HOA-specific communication apps for future consideration.

### **Community Communication App Implementation**

The board discussed implementing a community communication app as an additional way to connect with homeowners beyond the existing website and email communications. Catherine proposed trying the app first with board members before wider implementation, emphasizing it would be optional and serve as a casual communication tool rather than creating redundancy with current systems. The group addressed concerns about accessibility for less tech-savvy residents and discussed implementation details including group codes for access and potential maintenance responsibilities. The conversation ended with a brief discussion about landscaping issues, including palm tree trimming and hibiscus replacement costs.

### **Landscape Guidelines and Plant Responsibilities**

The board discussed landscape guidelines regarding plant maintenance and replacement responsibilities. Kendavis and Catherine explained that current guidelines state homeowners are responsible for plantings while the association covers maintenance, but there's confusion about whether the association pays for replacing dead plants. The group agreed to maintain current guidelines until a full board meeting can review Catherine's proposed changes, which will be circulated for feedback before the next meeting. The discussion highlighted concerns about Moulter potentially identifying multiple plants for replacement and the financial impact on homeowners, with suggestions to require approval for replacements and potentially limit association responsibility to removing dead plants rather than replacing them.

### **Landscape Guidelines Review Meeting**

Catherine and Kendavis agreed to review and revise landscape guidelines before the next board meeting. They discussed concerns about Joe Moulter's landscaping practices, including his approach to replacing dead plants, and decided to obtain quotes from alternative landscaping companies including Greenspire and Expert Landscaping. Kendavis explained that Greenspire has been performing maintenance around the guardhouse without a formal contract, which creates complications with Moulter's existing contract. Catherine and Dave agreed to schedule appointments with potential alternative landscaping companies for walkthroughs and bidding.

### **Property Inspector Proposal Rejected**

The board discussed a proposal to hire Pierre as a property inspector for \$300 per month (\$3,600 annually), which would involve walking and inspecting properties twice monthly. After considering the cost and redundancy with existing home watch services, the board decided not to implement the proposal. Catherine suggested considering inspections after major storms instead, though this was not formally adopted. The meeting also covered updates on painting projects and a previously uncompleted third island project.

### **Community Updates and Planning Meeting**

The meeting focused on community updates and planning. Kendavis discussed a newly replaced bench funded by an anonymous donor, encouraging more community members to use it and highlighting additional benches in the back island area. Catherine reported on social event planning, including transitioning newsletter responsibilities to Margo and Lisa while planning to change up future event formats like potentially hosting a movie night. The group discussed low participation in community events, with Kendavis suggesting ways to engage more neighbors and encourage new residents to participate. The conversation ended with a discussion of architectural projects, including guidelines for vehicle parking during construction and the process for obtaining approvals through Dave Ayers before submitting to Pelican Bay.