

The Islands 2025 Voting Packet

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The Islands Community Association
THE ISLANDS COMMUNITY ASSOCIATION
NOTICE OF ANNUAL MEETING AND VOTE ON
REGULATION OF PUBLIC ROADWAYS

NOTICE IS HEREBY GIVEN THAT THE BOARD OF DIRECTORS OF THE ISLANDS COMMUNITY ASSOCIATION (THE “ASSOCIATION”) HAS CALLED AN ANNUAL MEETING OF THE MEMBERS OF THE ASSOCIATION TO BE HELD AS FOLLOWS:

Meeting Date: April 23, 2025
Meeting Time: 7:00pm
Meeting Location: The Islands Community Center

Dear Members,

The Board of Directors (the “Board”) of The Islands Community Association (the “Association”) has called the Annual Meeting of the Members. The Annual Meeting is on April 23, 2025 at 7:00pm at The Islands Community Center.

- Each Annual Meeting includes an election of Directors to fill open seats on The Board. This year you will choose three (3) Directors from among five (5) Candidates.
- As with each Annual Meeting you will vote to approve the prior years’ Annual Meeting Minutes.
- This year you will also be asked to approve a periodic update to the Declaration. In order to approve and amend this Proposed Declaration Amendment at least seventy-five percent (75%) of the votes cast must be in favor. More information is available in the Spring 2025 Newsletter.
- As a final matter, you will also be asked to vote on The Association’s power to regulate public roadways within the community. There have been no proposed changes to the rules we’ve had in place for some time. This is simply an authorization to continue this authority. However you decide to vote we do need your participation because an official quorum must be attained in order for the election to be valid.

How the Roadway Vote Affects the Association

Current Association restrictions prohibit certain vehicles from being parked on the streets. Restrictions such as these are intended to (a) preserve the residential character of the community and (b) protect public safety by ensuring that emergency and other vehicles have adequate space to navigate the narrow roadways within the neighborhood as needed.

If this vote passes, the Association will retain the right to continue to enforce the restrictions as provided in the Declaration.

If the vote fails, the Association will lose all authority to regulate the public roadways within the community, including the authority to regulate on-street parking. Existing Association regulation of public roadways will thus be invalidated.

How to Vote

You may cast your vote one of three ways: (1) You may vote online using Vote HOA Now; (2) You may vote using an Absentee Ballot; or (3) You may attend the Annual Meeting and vote in person using the Meeting Ballot. However, please cast only one (1) vote per Membership. If any

Member casts a vote representing a certain Membership, it will thereafter be conclusively presumed for all purposes that he or she was acting with the authority and consent of all other Members of the same Membership unless objection thereto is made at the time the vote is cast. In the event the vote for a particular Membership is cast more than once and there is a conflict among the votes cast, none of the votes shall be counted and all of the votes shall be deemed void.

If you choose to vote online, this year's election will be administered by Vote HOA Now. You will receive a separate email from Vote HOA Now with voting instructions. The code provided from Vote HOA Now will constitute your signature for purposes of A.R.S. § 33-1812. If you choose to vote online, your vote cast electronically must be received no later than 5:00pm Arizona time on April 22, 2025 in order to be counted. Votes cast after April 22, 2025 at 5:00pm Arizona time will not be counted.

The Board prepared the enclosed Absentee Ballot if you would like to vote by Absentee Ballot. If you would like to vote by Absentee Ballot, please submit your Absentee Ballot via email to Emily.Watson@fsresidential.com by 5:00pm Arizona time on April 22, 2025 in order to be counted. Any Absentee Ballots received after 5:00pm Arizona time on April 22, 2025 will not be counted.

Alternatively, you may choose to attend the Annual Meeting and cast your vote in person at the Annual Meeting using a Meeting Ballot (if you have not previously voted). Ballots submitted in person at the Annual Meeting will be accepted until Final Call for Ballots at the beginning of the meeting. Ballots submitted after the Final Call for Ballots at the Annual Meeting will not be counted.

Additional Information

Members entitled to cast one tenth (1/10) of the votes entitled to be cast by the membership shall constitute a quorum.

If you have any questions, please feel free to contact Emily Watson by email at Emily.Watson@fsresidential.com.

The Board thanks you for your anticipated participation in this important vote!

Very truly yours,

**The Islands Community Association
Board of Directors**

EXHIBIT A
PROPOSED DECLARATION AMENDMENT

For demonstrative purposes only, proposed additions to the Declaration appear in bold and are underlined (**like this**) and deletions are crossed out (~~like this~~).

1. Article I, Section Kk is hereby amended and restated in its entirety as follows:

Kk. “Tenant” shall mean a person occupying property in The Islands under any type of rental arrangements **with a lease duration of no less than thirty (30) days**.

2. Article IV, Section 4.5(h) is hereby amended and restated in its entirety as follows:

(h) Garbage. No garbage or trash **or landscaping yard waste** shall be placed on a Parcel except in sanitary, covered containers or dumpsters located within enclosed areas approved by the Architectural Review Committee. All trash and garbage **and yard waste** shall be regularly removed from each Parcel and shall not be allowed to accumulate thereon. Such removal shall occur at a minimum of once per week or more frequently to eliminate accumulation of debris if required. **It is never permissible to blow or deposit yard waste into the Lakes or onto the Common Areas.** In no event shall garbage, blight, ~~or~~ debris, **or yard waste** be allowed to accumulate on any Parcel that creates a health or safety hazard.

3. Article IV, Section 4.5(w) is hereby amended and restated in its entirety as follows:

(w) Loitering. No loitering of any kind shall be permitted at any time on any Parcel **or Common Area**.

4. Article XI, Section 11.1 is hereby amended and restated in its entirety as follows:

Section 11.1. Organization. There shall be an Architectural Review Committee, organized as follows:

(a) Committee Composition. The Architectural Review Committee shall consist of five (5) regular members and **three (3)** alternate members. A member shall not be required to satisfy any particular qualifications for membership ~~and may be a member of the Board or an officer of the Association~~ **beyond being a Member of the Association. One of the regular members must be selected from among the members of the Board and shall act as the chairperson of the committee. One of the alternate members must be selected from among members of the Board. In the event of absence or disability of the chairperson this alternate member shall, for the duration of the absence or disability of the chairperson, be elevated to active regular member and serve as acting chairperson of this Committee. If neither of these two Board members are available, the Chairperson may designate an acting Chairperson from among the other regular members of the Committee.**

(b) Alternate Members. In the event of the absence or disability of ~~three (3)~~ **any** regular members of said Committee, the ~~remaining regular members, even though less than a quorum,~~ **the committee chairperson** may designate any of the alternate members to act as substitutes for the absent or disabled regular members for the duration of such absence or disability.

- (c) Terms of Office. Unless the members of the Architectural Review Committee have resigned or been removed, their terms of office shall be for a period of one (1) year, or until the appointment of their respective successors. Any new member appointed to replace a member who has resigned or been removed shall serve such member's unexpired term. Members who have resigned, been removed or whose terms have expired may be reappointed.
- (d) Appointment and Removal. Except as hereinafter provided, the right to appoint and remove the members of the Architectural Review Committee at any time, shall be and is hereby vested solely in the Board, provided however, that no member may be removed from the Architectural Review Committee by the Board except by the vote or written consent of fifty-one percent (51%) of all of the members of the Board.
- (e) Resignations. Any regular or alternate member of the Architectural Review Committee may at any time resign from the Committee by giving written notice thereof to the Board.
- (f) Vacancies. Vacancies on the Architectural Review Committee, however caused, shall be filled by the Board. A vacancy or vacancies on the Architectural Review Committee shall be deemed to exist in case of the death, resignation or removal of any regular or alternate member.

5. Article XI, Section 11.3 is hereby amended and restated in its entirety as follows:

Section 11.3. Meetings and Compensation. The Architectural Review Committee shall meet from time to time as necessary to perform its duties hereunder. **If a Member of the Board is present, each meeting, whether conducted in person or virtually, will be chaired by a member of the Board of Directors as provided for under Section 11.1 (a).** Subject to Subsection 11.1(b), the vote or written consent of a majority of its regular members, at a meeting or otherwise, shall constitute the act of the Architectural Review Committee. The Committee shall keep and maintain a written record of all actions taken by it. Although members of the Architectural Review Committee shall not be entitled to compensation for their services; consultants hired by such Committee, if such are authorized by the Board, may be entitled to compensation, at the discretion of the Board.

Rosalinda Bridges

Biography - Express your reasons for running for the Board of Directors and your qualifications.

I've lived in the Islands now for over a year, I enjoy the neighborhood and fellow neighbors. This neighborhood will be our home for many years to come, so I would like to contribute to this board and community. I am a native of Arizona and graduated from ASU. I have been in property management operations for over 20 years. Currently I am a Director of Real Estate for a property management company here in the Phoenix area. I oversee 35 apartment communities with over 200+ employees. I am also a licensed Real Estate Broker. I also have previous experience working with HOA board members. In 2020 and 2021, I served as President for the IREM (Institute of Real Estate Management) Phoenix Chapter.

As a potential Board member, please answer the following questions

1. What do you see your role in promoting, maintaining, and enhancing our community?

As a Board member, we need to help maintain and improve the neighborhood by helping to provide financial oversight to the budget. Helping maintain and improve property values, enhancing amenities, gathering more than one bid for services to keep costs competitive. Being fair to all while enforcing rules.

2. How do you see your role in interacting with residents and other Board members?

I see the role as being a voice for the residents and a team member to other board members. We should work together for a common purpose, collaborating, listening to issues and working to help resolve them. Providing data and other supporting information if needed.

3. What is the responsibility of the Board regarding the interaction with The Islands Management Company, FirstService Residential?

The Board is responsible for overseeing the management company to ensure the needs of the community are being met. They should work together to develop and manage a budget, providing transparency in all transactions. Working together to enforce rules, being fair to all and help support HOA compliance rules.

4. Additional Comments/Information:

I am thrilled to have the opportunity to contribute to our community. With my extensive experience in property management, I believe I can be a valuable asset. I am eager to bring my skills and knowledge to support our community's growth and success. I appreciate your consideration. Looking forward to working together.

Skip Brindle

Biography - Express your reasons for running for the Board of Directors and your qualifications.

I appreciated your vote three years ago and I am now running for reelection to The Islands HOA Board of Directors. Here is why:

After moving to The Islands 14 years ago, my wife and I immediately became involved in our wonderful community. I volunteered for several events, and was in the original group of residents that put together the Cool Car Festival that just celebrated its 10th year! Due to my interest in maintaining our community's appearance, I joined The Islands Architectural Committee, and I am now serving as Vice President on the HOA Board of Directors. I have been recognized for my ability to work effectively with both residents and the board.

I have extensive experience serving on various volunteer boards, including school governance committees, the United Way, and twice as president and chair of the board for a large community organization focused on youth academics and sports. I know how to work with others to get things done the right way!

As a potential Board member, please answer the following questions

1. What do you see your role in promoting, maintaining, and enhancing our community?

PROMOTION:

I will continue to support ongoing successful events that bring the community together. I always want to pursue new events that will best utilize our community facilities, lakes and parks. I want to ensure this is completed within a well-planned budget.

MAINTAINING: The ongoing maintenance of the community center, lakes, parks, walls, streets, etc. is imperative to maintain our quality of life and property values. Again, budget comes to mind and money must be carefully allocated for expenses and in particular facilities maintenance and landscaping.

Currently, as a member of our HOA budget committee, we carefully consider every dollar invested and spent!

ENHANCING OUR COMMUNITY:

We are constantly looking for ways to upgrade our facilities, landscaping and the safety of The Islands. Recently, we have implemented numerous positive changes and will continue to do so in the coming years.

2. How do you see your role in interacting with residents and other Board Members?

I welcome interaction with residents and actively pursue speaking with them and ask for any input they may have to enhance our community. I want to be "that person" they will feel comfortable in approaching. We as a board will continue to act on positive ideas that benefit our community.

3. What is the responsibility of the Board regarding interaction with the Management Company, FirstService Residential?

A community the size of The Islands needs an on-site management team. Our management company oversees daily operations and maintains relationships with residents, businesses, and service providers. All of this must happen within a stated budget as created by the Board.

Additional Comments:

As a semi-retired Realtor, with experience in residential real estate and HOAs all over the Valley, I continue to be impressed with our HOA! It is well funded, functions smoothly and we all benefit from the low annual rates we pay! Many other communities around the Valley are not well funded, and much more expensive. Our HOA Board is fiscally responsible, well run and very approachable! Your vote would be greatly appreciated.

Matt Letter

Biography - Express your reasons for running for the Board of Directors and your qualifications.

My wife and I relocated to The Islands in 2016 as I retired after a lengthy career as a Senior Executive in the Freight & Logistics Industry. I first joined this Board in 2020 and have been privileged to serve as its President for the past four years.

As a potential Board member, please answer the following questions

1. What do you see your role in promoting, maintaining, and enhancing our community?

As a community ages, maintaining its character, its standards, and its appeal becomes an ever more consuming focus. Achieving this within our budget constraints requires creative solutions and collaboration across the entire Board. Along with our other Board members, I endeavor to contribute both.

2. How do you see your role in interacting with residents and other Board members?

Any Board member acts primarily as a representative of the property owners and cannot be effective in that role without being receptive to the ideas, recommendations, concerns, and suggestions of the owners.

3. What is the responsibility of the Board regarding the interaction with The Islands Management Company, FirstService Residential?

The Board has the direct responsibility of holding the management company accountable for effectively supervising the job performance of our contracted vendors while administering those relationships. FirstService Residential works for the Board and the Board works for the property owners.

Jeffrey Reisinger

Biography - Express your reasons for running for the Board of Directors and your qualifications.

I believe that my multi-faceted background makes me a well-rounded candidate for a position on the Board of Directors. My years of running heavy equipment was an education not only to operate various dangerous vehicles in a multitude of hazardous situations, but it taught me to stand back, take a moment, and assess what is happening in the moment. Later I studied and became an ASE certified Master Mechanic while working on Mercedes Benz cars. I enjoyed this career for a number of years and consecutively taught Auto Technician classes at a nearby community college during the evenings. I learned how to diagnose complex problems, and how to divide-and-conquer problems that seemed to have no solution. I am currently a Senior Electrical Test Engineer working on semiconductors. My role is both as a mentor to the more junior engineers and I develop circuits and techniques to efficiently bring products quickly to the market. It is my belief that the culmination of my skills, from assessing a situation, to problem solving, to teaching and innovation are ones that would be beneficial for the Board of Directors.

As a potential Board member, please answer the following questions

1. What do you see your role in promoting, maintaining, and enhancing our community?

I see my role as one of continuing the work that has been done by our current and former Board members. Both the former and present members of the Board have done a spectacular job in not only maintaining this community's appearance but also have governed to keep this community financially stable. As a new member to the Board, I will preserve the dedication of those who came before me and continue to honor this spirit with the changes that will undoubtedly unfold in the future.

2. How do you see your role in interacting with residents and other Board members?

As a current member of the ARC committee and the current President of the Desert Shores HOA, I have experience in interacting with both the current Board member and ARC members, as well as interacting with the concerns, grievances, and upgrade request of homeowners within our community. These experiences will better help me to take on the new role as a member of the Board of Directors.

3. What is the responsibility of the Board regarding the interaction with The Islands Management Company, FirstService Residential?

I can only comment on this from an outsider perspective as I don't actually know what the exact interactions the Board has with FirstService Residential. It is my take that the Board directs FirstService Residential on to how the community's monies are invested. The Board directs FirstService to send out semi-annual dues and assess fees when by laws are violated. The Board would also monitor FirstService on monthly payments made to utilities and grounds maintenance.

Sandy Shrader

Biography - Express your reasons for running for the Board of Directors and your qualifications.

Having lived in The Islands since 2012, I care deeply about our neighborhood and community. Throughout my professional career, I have worked with schools, universities, churches, and non-profit organizations in strategic planning, fiscal efficiencies, and large capital campaigns. I have been a member of The Islands Women's Club since 2021 and would be honored to serve on the Islands Board.

As a potential Board member, please answer the following questions

1. What do you see your role in promoting, maintaining, and enhancing our community?

As a potential Islands board member, I believe it is my role, in unity with the other Board members, to preserve and enhance our community's beauty, quality of living, and safety through the adherence of our community standards, while working within the budgetary constraints we have, so that the Islands neighborhood continues to be a much-loved and sought-after community in Gilbert. By working together with the community, the Board can creatively and effectively address challenges and issues as they arise.

2. How do you see your role in interacting with residents and other Board members?

As a representative of Islands property owners, a board member must be an excellent listener who is receptive and empathic to suggestions, complaints, and concerns of the broader community, while seeking appropriate solutions for the resolution and betterment of the community.

3. What is the responsibility of the Board regarding the interaction with The Islands Management Company, FirstService Residential?

FirstService Residential works for the Board, actively accomplishing the day-to-day responsibilities of the management company including the oversight of contracted vendors, etc. ensuring the community is well maintained, efficient, and effective.



The Islands Community Association
Wednesday, April 17, 2024
The Islands Community Center at 7:00 p.m.

ANNUAL MEMBERSHIP MEETING MINUTES

Board Members Present: Matt Letter, President; Charlotte Adcock, Vice President; Roger Reinhardt, Secretary/Treasurer; Skip Brindle, Director; Jordan Heisler, Director; and Michael Carboni, Director

Board Members Absent: 0

FirstService Representatives Present: Frank Durso, FirstService Residential Vice President; Emily Watson, Association General Manager; Abigail Helman, Association Assistant General Manager, and Sheline Smith, Association Lifestyle Coordinator

Members Present: 12

- I. Call Meeting to Order & Certification of Quorum** – Roger Reinhardt, Secretary of The Islands Community Association called the 2024 Annual Membership Meeting to order at 7:01p.m., certifying the quorum of 10% has been met with 23.85% of the membership voting with 781.5 votes cast.
- II. Welcome & Introductions** – M. Letter, Board of Directors President welcomed those attending, introduced Board members present, Committee members present, Candidates present, Management present and thanked all that have served throughout the year.
- III. Final Call for Ballots** – R. Reinhardt made a final call for ballots. 0 ballots received.
- IV. Announcement of Voting Results**
 - **2023 Annual Meeting Minutes** – R. Reinhardt, Secretary of The Islands Community Association declared the 2023 Annual Meeting Minutes were approved by the membership, as presented.
 - **Candidate Election Results** – R. Reinhardt Secretary of The Islands Community Association declared the membership elected the following homeowner to the Board of Directors to serve a three-year term: Charlotte Adcock
- V. Homeowner Forum:**
 - D. Rudd requested more information on the report on the lake wall inspection for lake 3.
 - P. Baker complimented Brightview and asked if there were any plans for turf conversions.
 - L. Wallen commented on the Short-Term Rental Restrictions and asked if it was working.
 - L. Seli commented on her neighbors' landscaping on the lakeside and asked if the minimal landscaping requirements rule was being enforced.
- VI. Adjournment** – With no further business to come before the Membership, the meeting adjourned at 7:15 pm.

Submitted by,
Abigail Helman
Association Assistant General Manager, Acting as Recording Secretary



**Annual Meeting of the Members
Wednesday, April 23, 2025
The Islands Community Center at 7:00 p.m.**

AGENDA

- I. Call Meeting to Order & Certification of Quorum**
- II. Welcome & Introductions**
- III. Final Call for Ballots**
- IV. Raffle**
- V. Announcement of Voting Results**
 - 2024 Annual Meeting Minutes
 - Proposed Declaration Amendment
 - Parking Regulation Vote
 - Candidate Election Results
- VI. Raffle & Thank Sponsors**
- VII. Homeowner Forum**
- VIII. Adjournment**