

INDIES WEST ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
Monday, September 8, 2025

I. CALL TO ORDER:

Board President Lisa DeStefano called the meeting to order at 10:02 a.m. ET

II. ROLL CALL OF OFFICERS:

Roll call of officers at 10:03 a.m. ET

Present: Lisa DeStefano, President, Bowen Diehl, Vice President, Al Delgado, Secretary, Mike Durney, Treasurer, Mike Poor, Bob Walters, William West, Eric Fehr

Also Present: Nancy Wright, CAM Manager

Owners Present: Victor Babaskyj, Jan Bateman, Ray/Nancy Beil, Rick & Anne Borch, Jane Buckley, Slayden & Carol Diehl, Tim Greenwood, John & Liz Haesler, Rick Lobalzo, Michelle O'Rourke, Kay Otterstrom, Marylee Querolo, Chris Russell, Cindi Stone Betty Thompson, Annerose Zorn-West, Fred & Betsy Wheeler, Charles Windsor

III. APPROVAL OF BOARD MEETING MINUTES FROM: AUGUST 6, 2025:

Correction, add Eric Fehr as present for Roll Call of Officers. **The board made a motion to approve the corrected meeting minutes from August 6, 2025. Motion was made by Mike Poor and seconded by Al Delgado. UNANIMOUS.**

IV. BOARD PRESIDENT COMMENTS:

Over the last month, a lot of work has been done with getting Nancy familiar with our community and I can report she has jumped in with both feet! If you have not yet had a reason to be in contact with her, I am certain when you do you will find her thorough, professional, and an amazing advocate for our community.

Nancy uncovered our requirement to have the ability for live as well as zoom meetings so you have all seen that changed for today's meeting and will be carried forward as a standard in the future.

We are three weeks away from Flower returning and the maintenance team has been working with the building committee and others to keep things progressing. Mike Poor and Nancy will report more on that, as well as an update on the major summer projects. Our weekly meetings have been fruitful in educating Nancy on our property, as well as helping prioritize the needs while Flower is away.

V. MANAGER'S REPORT:

Beginning of my seventh week. I have met a few owners and look forward to meeting a lot more of you, as we head into season.

Indies West Calendar – Arrival & Departures Update: Thank you everyone for using the calendar on the website. It helps us with the opening and closing of your units.

Summer Projects Update: Several of the summer projects have been complete and we continue to progress through out list and add additional projects as noted.

Security Guard Update: Trespassers continue to try to access the property. Miller has been able to turn them away.

PRS/Sewer Project Update: Managing day to day and coordinating with Thomas on-site with any issues/concerns.

Community Electric/Exterior Meter Bank/Panel Replacement Project Update: Managing day to day and coordinating with Ronnie and their on-site personnel.

Landscaping Update: I will be speaking with Jan Bateman regarding Tree/Palm trimming, beachfront Seagrape trimming. Dead tree removal, top layer mulch, flowers planted?

Legal Update: Board Meetings: Effective July 1, 2025. Every video conference board meeting must have a "physical location." There cannot be any "Zoom only" board meetings.

VI. NEW BUSINESS:

Appointment of successor to fill Mary Carroll French's unexpired term. There was discussion to fill the unexpired term and Mike Poor would like to nominate Cindi Stone. Cindi Stone is on campus frequently

and was on the security committee. **Mike Poor made a motion to appoint Cindi Stone to fill the board vacancy, seconded by Al Delgado. UNANIMINOUS.**

VII. REPORTS FROM COMMITTEES:

Amended and Restated Documents: Al Degado: Nothing to report.

Protecting Paradise: Bob Walter: Flowstop: No confirmed arrival date.

Mgr. Apt-Office-Yardarm Restoration: Liz Haesler: Apartment. Start Date: 11/01.

Buildings/Grounds: Mike Poor:

Remodels: Complete by 10/31.

Dehumidifiers: working well in the garages.

A/C Setting: Johnson's A/C recommends 78 degrees for vacant units.

Summer Projects: In process. Flower returns 9/29.

PRS: Sewer line pipes complete: A – H, J, K, L and M. I and T done by 9/12. Should be complete by mid-October. Concrete repairs needed in a few garages.

Buildings/Grounds: Bowen Diehl:

Community Electric: 13 transformers required to be replaced per FPL. No start date. K Building: power off 9/22-9/26. Office/Yardarm: Complete

Social/Yardarm: Liza Haesler: Halloween Party: 11/1 in the Yardarm. Social Calendar is on the website

Admissions: Tim Greenwood: Nothing to report.

Insurance: Amy Clifton Absent. Nothing to report.

Finance: Mike Durney:

Audit Status

The audit is substantially complete. It took more time this year due to the Property manager transition which slowed the auditors down, but I expect that we will be done in the next two weeks. There is nothing that has come up in the audit that is substantially different than where we thought were previously. When the audit is complete, I want to use it as a base to describe the current financial situation with the various initiatives – Ian, the Hurricane Reserve Fund, the SBA Loan and others.

One item of note is that we have to reconcile the recoveries from Helene and Milton in regards to the garage storage units. I will do that at the next meeting.

SBA Loan Status

I have finally heard from our SBA person who left a message that was typically convoluted, so I'm trying to follow up with her. I remain at 50/50 whether we actually ever get the funds.

Budget

With all the various changes in personnel, most of it nets to a small impact, other than the security guard we've brought on. I will continue to monitor where we are overall

SIRS Reserve

I wanted to clarify one thing about SIRS and the SIRS reserve. While as of July we are no longer subject to the SIRS milestone inspection and separate funding of the SIRS reserve, we still need to collect the funds. When SIRS was implemented, I said it wouldn't have much impact because we need to fund the work whether it is SIRS or non-SIRS related as we have historically done.

That doesn't change with the elimination of SIRS for IW. We still need to collect the funds; we'll just combine the two going forward.

Long-Range Planning: Bowen Diehl: Nothing to report.

Landscape Restoration: Eric Fehr:

Replaced fence and planted sea grapes and sea oats, privacy again at the Point.

Landscaping lighting: Work to begin 11/01.

New Trees front entry: Work to begin 11/01.

Landscaping: Jan Bateman:

Conversation with Jeff/Pergola – Property in good shape. Few Clusia hedges to be planted in E, F, G & H, due to the new electrical wires, potential safety hazard. Grass in great lawn are few areas are being treat. Patches at the Point, to be resodded. Fall annuals to be planted in Nov. Top dress the mulch.

Security: Lisa DeStefano/Cindi Stone: Informal Poll for Gates: Continue discussion.

Legal: Bill West: Mary Caroll French and purchase of N-1 – Conversation with Steve Falk.

VIII. NEXT MEETING DATE

The next monthly Board meeting is scheduled for Tuesday, October 14, 2025 at 10:00 a.m. ET

The board meeting adjourned at 11:01 a.m. ET- **Motion made by Mike Poor and Seconded by Al Delgado – UNANIMOUS**

Meeting Minutes submitted by Al Delgado, Secretary