

INDIES WEST ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

Monday, November 10, 2025

I. CALL TO ORDER:

Board President Lisa DeStefano called the meeting to order at 10:00 a.m. ET

II. ROLL CALL OF OFFICERS:

Roll call of officers.

Present: Lisa DeStefano, President, Bowen Diehl, Vice President, Al Delgado, Secretary, Mike Durney, Treasurer, Mike Poor, Cindi Stone, Bob Walters, William West. Eric Fehr was not present.

Also Present: Nancy Wright, CAM Manager and ATTORNEY Steve Falk

Owners Present: Jan Bateman, Jane Buckley, Slayden & Carol Diehl, Tim Greenwood, Liz and Jon Haesler, Marylee Querolo, AnneRose West and 3 additional owners present

III. APPROVAL OF BAORD MEETING MINUTES: To be approved at the December 8, 2025 Board Meeting.

IV. BOARD PRESIDENT COMMENTS:

Thank you everyone for attending. Nancy is doing an awesome job. Hope you all have a chance to meet face to face as you arrive. She and the maintenance team are working well together.

V. MANAGER'S REPORT:

Indies West Calendar – Arrival & Departures Update: Please let me know your dates, via email or text. I am happy to add your dates.

Projects Update: All docks have received a fresh coat of stain. Pool coping has repainted. FlowStops were delivered/installed for the Yardarm. Flower and Mark are trained, so they can install and remove for the Yardarm/Office.

Unit Projects – Johnson's A/C will be here for the next 10 days or so, performing the semi-annual AC Maintenance. They started in A building this morning, and should complete A & B building today. Approximately two buildings per day. I will email the building owners the day prior to their A/C Maintenance.

Special Members' Meeting – Al Delgado will report. 86% voted in favor.

VI. REPORTS FROM COMMITTEES:

Finance: Mike Durney:

Banking Relationship:

Based on having a new bookkeeping firm relationship, we plan to move our banking to an institution that they have a relationship with – as the fees for us will be lower and the process will be more automated. They have given us 3 contacts from which we'll choose. We'll have the paperwork to approve at the next meeting.

SBA Loan Status:

There is not much new to report. The SBA confirmed they had the information they needed and a loss verification person would contact me. I still believe that the odds of receiving the funds are 50/50.

Budget:

We will start the budget process in the next month. I'll be working with Nancy who will work with the Committee heads

Amended and Restated Documents: Al Delgado

On November 10 at the Special Members Meeting the Indies West Revised Amended and Restated Bylaws, and Articles were approved by the members. Vote count: 60 in favor and 10 Opposed. The Board approved the A & R Documents and moved them forward to be signed by the President. After the President's signature the Documents will be filed with the State and Collier County.

Protecting Paradise: Bob Walter:

Assisting Randy Lee, who has done a great job for the last nine months.

Yardarm Flowstops flood devices received—Maintenance Team and others trained on install and deflation when not in use. Devices now stored away until next Storm Season. I worked with Ken the rep. for FlowStops and very impressed. He is taking the extra steps to ensure they are sturdy, etc. Apartment: randy and I met with Ken and asked for a written proposal to protect the apartment from storm surge. Total cost #11,300. **Bob Walters made a motion the approve the purchase of the apartment FlowStops, total cost with contingency \$14,000, seconded by Mike Poor. UNAMININOUS.**

Mgr. Apt Restoration: Liz Haesler:

Carolina has started working. Electrical is complete. Nancy involved in the process. Replacement of door from Yardarm to pool was included in the approved amount, and is on order. Maintenance gate to be discussed Mike Poor.

Social/Yardarm: Liza Haesler:

Saturday, November 15th is the Friendsgiving in the Yardarm @ 5:00. BYOB and an appetizer to share. Christmas Party is Friday, December 5th.

Buildings/Grounds: Mike Poor:

Safety: If you see any loose pavers, please take pictures and send t o Nancy. Also, if the exterior lights are out, please let Nancy know.

Remodels: Done.

Maintenance: The guys are still catching up from Ian, Helene and Milton. Doing a great job! Takes a lot of their time, still. Mark is a great addition, and has a lot of skills.

Admissions: Tim Greenwood:

Betsy and I met with the P-3 tenants. They did not know anyone at Indes West. They found P-3 on Realtor.com. Tim asked the board if we can tighten our vetting? Bill West, stated he is working will a partner about a few ideas. Need to be very careful with the national laws. P-3 is heavily discounted. Total number of rentals for 2026 is approximately six. Al Delgado encouraged owners to ask Nancy to email their rental to the community first. Tenants are required to review all of the Rules and Regulations and By-Laws. Lisa DeStefano stated Nancy will not manage the rentals, that is the owner's responsibility.

Long-Range Planning: Bowen Diehl:

The LRP committee met on Oct 28, 2025 to kick off our discussions. The committee members present were: Bowen Diehl (Chair), Lisa DeStefano, Mike Durney, Mike Poor, Denis Cloutier and Annerose Zorn-West. Nancy Wright, Indies West Property Manager also participated in the meeting.

We reviewed the prior year's Long-Range Plan. Projects that will have a material impact on Indies West capital reserves over the next 10 years include:

Marina seawall replacement, Roof replacements across all buildings in the community, replacing membranes on the building lanais and painting the building exteriors. The committee did not have justification for changing the amounts and timing of each capital expense at this time, but acknowledged that the roof replacements could accelerate as a result of a future insurance renewal. The marina seawall replacement includes raising the seawall, which would avoid continued flooding of garages during hurricanes.

Therefore, it was decided that we would seek an engineering proposal to prepare the committee to seek bids for the project. Given the flooding issue, there is merit for Indies West to complete the marina seawall sooner rather than later. The committee plans to meet at least one more time so that our long-range financial model can be updated in time to be incorporated into the 2026 Indies West Association budget.

Landscape Restoration: Eric Fehr:

Tree replacement to start around November 15th. Three trees around the apartment have been removed. The other three trees at entry will be removed before the replacement, which is around the middle of the month. Landscape lighting should begin around the end of the month and take about three weeks.

Landscaping: Jan Bateman:

Landscaping looks beautiful! A lot of positive feedback from owners. Semi-annual tree pruning is complete. Today the mulch will be delivered. Topdressing will start tomorrow. Next will be planting of annual flowers.

Security: Cindi Stone:

GUARD UPDATE:

As we head into season, we are aware of increased traffic on the beach and in the neighborhood. Fortunately, we are also aware that our security guard situation has kept most trespassers at bay. The combination of the increased barrier at the point, and the attentive work of our security guard, trespassing has, up to this point, been minimal. Having a guard during sunset and evening hours has been a great deterrent to foot and car traffic coming into Indies West from Gulf Shore Blvd, and the monitoring of the point by our guard has made a big impact from foot traffic from the beach. It is important to keep this presence in place as we move into the busy holiday season and beyond. To create the knowledge that someone is consistently patrolling the property is a big deterrent to would be trespassers who previously have felt an open invitation to enter Indies West. Naples has, and is, changing in the type of people that are in the area, and the safety and security of our community should be of the utmost importance. We have made some good progress in getting the word out that we have a guard and are taking action to keep the community private.

STICKERS AND GUEST PASSES:

During this busy holiday season, it is again important to remind all owners of their responsibility in keeping our community safe. If you see something, please report to Nancy or to the guard. No need to confront anyone. In addition, to help the security committee and Nancy know the cars that are on the property, PLEASE make sure to have your personal cars stickered with the Indies West owner's sticker in a visible spot on your vehicle, and MAKE SURE all guests have the guest placards on their dashboard. Random checks will be made and if there is a car without proper signage, we will call to tow. This ensures that the cars that are parked here should be here, and not those of trespassers using our area for beach access or fishing. Please help us by doing your part.

Insurance: Amy Clifton Absent. Nothing to report.

Legal: Bill West:

Follow up with rental application. Lisa DeStefano stated to the Board chairs, when you schedule meeting, please include Nancy and she can schedule via Zoom.

VII. NEXT MEETING DATE

Board meeting is scheduled for Monday, December 8, 2025 at 10:00 a.m.

The board meeting adjourned at 11:52 a.m. ET- **Motion made by Mike Poor and Seconded by Bowen Diehl – UNANIMOUS**

Meeting Minutes submitted by Al Delgado, Secretary