

**INDIES WEST ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
Monday, December 8, 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

Owners Present: Victor Babaskyj, Nancy & Ray Beil, Rick Borch, Nancy Crace, Slayden & Carol Diehl, Liz and Jon Haesler, Rick Lobalzo, Michele O'Rourke, Kay Otterstrom, Marylee Querolo, AnneRose West, Betsy Wheeler, and 3 additional owners present

**III. APPROVAL OF BAORD MEETING MINUTES: From October 14, 2025 and November 10, 2025. **Motion made to approve by, Al Delgado and seconded by Mike Poor, UNAMININOUS.****

**IV. BOARD PRESIDENT COMMENTS:**

Thank you everyone for attending, there are 26 participates. I arrived last week, property looks amazing. Great teamwork together. Thank you to Mike & Loel Poor for hosting Christmas party. Moment of silence for Dixie Pappas.

**V. MANAGER'S REPORT:**

**Indies West Calendar – Arrival & Departures Update:** Thank you everyone for providing your dates.

**Projects Update:** New boat slip number signs have been installed. Apartment is coming along; flooring has been installed. Liz will provide more details. Jan is not able to attend. The plantings and top dress of mulch are nearly complete and the grounds look very nice. The remaining three tress at the entry will be removed this week and the new trees and plants for the entry will be planted next week or so. Exterior landscape lighting, still waiting for City of Naples to approve the permit.

**Unit Projects:** The board is aware of mold in a few attics and their formulating a plan and will provide more details once the plan is established. This is a priority, and you should receive additional information this week.

**Access Control:** Miller Cabrera will be working for the remainder of December, as Ferney is on vacation.

**Housekeeping:** A few housekeeping items; Please remember to place the chain across the beachfront walkways. We had a few trespassers walk up and walk through the property. Also, please remember to clean the grill and grill area after use. Thank you very much.

**Nancy's Notes:** To be implanted on a weekly or bi-weekly basis and emailed to the community.

**VI. REPORTS FROM COMMITTEES:**

**Mgr. Apt Restoration:** Liz Haesler:

**Apartment Update:** Our contractor is working towards a completion date of 1/1; with the caveat they still might be working on the storage closet.

**Social/Yardarm:** Liz Haesler: A big thank you to Lesley Russell for the amazing holiday decor in the yardarm.

**Buildings/Grounds:** Mike Poor:

**Safety:** Adjusting landscape/exterior lighting. Mark will be adding photocells to all buildings. Process will take approximately four weeks.

**Maintenance:** Flower installed 15 new aluminum powder coated mailboxes on the beachfront. We will monitor and replace more later in the year. Dehumidifiers are being installed by Flower. 9 are garages complete. Remaining 11 completed by May 1, 2026. Thankful for no Hurricanes, Guys are staying busy with projects. Tuesday, weekly maintenance meetings, discuss projects and ongoing maintenance concerns. AnneRose asked about garage storage closet doors, louvered an option. Dehumidifiers are working. Garage storage closets, whose responsibility? Board will provide a summary.

**Admissions:** Tim Greenwood:  
Betsy presented. No update.

**Insurance:** Amy Clifton:  
Lisa presented, No update.

**Finance:** Mike Duiney:

**Q4 Billing:**

Our new bookkeeping firm, John Davis & Assoc., has done the billing for Q4. The due date is January 1, 2026. Under the amended Bylaws, the grace period is 10 days from the due date instead of 30 previously. So, the last day of the grace period is January 11, 2026. Please pay before that. The ACH will be withdrawn on January 5, 2026, the second business day of the quarter.

**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 gave us 3 contacts and we have chosen to open accounts with First Horizon. **Motion made by Mike Durney to into the necessary agreements to open accounts for the Association at First Horizon, seconded by Bob Walters, UNANIMOUS.**

**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 believe that the odds of receiving the funds are now 10/90.

**Long-Range Planning:** Bowen Diehl:

Not much new to report, other than we are on track to finalize the Long-Range Planning model in time to incorporate into the 2026/27 budget early next year. We have received a preliminary engineering estimate for the upgrading of the Marina Seawall. As noted earlier, it has come to the Board's attention that there is mold in a couple of the community buildings. The Board is moving judiciously to execute the remediation of these instances, and thoughtfully forming a plan to inspect the remaining buildings to evaluate any mold issues that may exist. The Board will come to the community, once a plan has been developed to address any mold issues, which will include the results of the inspections, approximate cost of remediation where necessary, and how the cost will be split between the Association and the unit owners. Costs like this may affect the timing of other desired projects around the community as we consider costs to the community and adequacy of reserves. Inspection of each building. Assess issues and develop a plan and work with Denis Cloutier for his experience. Nancy to notify community when inspection will take place and need access to the attic inside the units. Bill West noted the roof contract requires annual roof inspection. Inspection takes place in the spring. West Coast Roofing has maintained the roofs since 2005.

**Landscape Restoration:** Eric Fehr:

Lisa presented, per Nancy's report... The plantings and top dress of mulch are nearly complete and the grounds look very nice. The remaining three trees at the entry will be removed this week and the new trees and plants for the entry will be planted next week or so.

**Landscaping:** Jan Bateman:

Lisa presenting, per Nancy's report... Exterior landscape lighting, still waiting for City of Naples to approve the permit.

**Security:** Cindi Stone:

Speeding inside Indies... particularly around pool area. Please keep the gates up at the beachfront to discourage people coming up from the beach and walking. Exploring options and pricing for fences between Beacon house and Gulf View along the bush line as that is where a lot of trespassers come through, saw a few in the last month. We had two nights where a group of kids came through at night and banged on doors. If there was fencing along the bushes they would have to come in from the road, making it easier to stop them. Getting lighting along walkways and buildings will be beneficial. Christmas busy season mean more traffic, we need to be proactive about parking passes, and Indies West stickers. Flower and Mark to notify Nancy of any unfamiliar vehicles, to curb trespassers. Several drop offs for fishing. When access control

person is onsite, they act quicker. Take picture of car and plate is a good deterrent. Private Property sign at Beacon House. Guards position themselves very well throughout the property.

**Legal:** Bill West: Nothing to report.

**VII. NEXT MEETING DATE**

Board meeting is scheduled for Monday, January 12, 2026 at 10:00 a.m.

The board meeting adjourned at 10:42 a.m. ET- **Motion made by Bob Walters and Seconded by Bowen Diehl – UNANIMOUS**

Meeting Minutes submitted by Al Delgado, Secretary