

INDIES WEST ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
Monday, January 12, 2026

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, and Eric Fehr.

Also Present: Nancy Wright, CAM Manager

Owners Present: Jan Bateman, Nancy & Ray Beil, Rick Borch, Lynne Brady, Jane Buckley, Nancy Crace, Slayden & Carol Diehl, Chris French, Tim Greenwood, Liz and Jon Haesler, Rick Lobalzo, Kay Otterstrom, Marylee Querolo, Sheila Riddle, AnneRose West, Charles Windsor.

III. APPROVAL OF BOARD MEETING MINUTES: From December 8, 2025. **Motion made to approve by, Mike Poor and seconded by Bowen Diehl, UNANIMINOUS.**

IV. BOARD PRESIDENT COMMENTS:

As we welcome 2026, I want to extend my warmest wishes to each of you. Our community continues to thrive because of the dedication, cooperation, and pride that our residents bring to it every day, and I'm grateful for the opportunity to serve as your president.

Reflecting on 2025, we have many accomplishments to celebrate. I want to begin by thanking our past president, John Heasler for his leadership and the steady guidance he provided during his tenure.

This past year brought meaningful progress across our property. We successfully hired a new property manager, Nancy Wright, and the apartment renovation for her use is just wrapping up. We were fortunate to experience a hurricane-free season, which allowed us to finalize the landscape restoration from Hurricane Ian—an effort that has brought renewed beauty and resilience to our grounds.

We also navigated Flowers' sabbatical with tremendous support from Mark, who stepped up wholeheartedly to keep operations running smoothly and to serve the community with enthusiasm. Our social events returned in full force, and it was wonderful to see families enjoying our facilities throughout a festive and joyful Christmas season.

Several major projects reached completion as well. The recently completed Yardarm is being enjoyed by many. The sewer project—one of our more significant undertakings—is complete, strengthening our infrastructure for years to come. The protecting paradise group completed their efforts after many years in bringing our community back to a more secure level with the specifications of the flood water barrier system.

All of these achievements give us a strong foundation as we move into 2026. With renewed energy, improved facilities, and a dedicated management team, we are well positioned for a productive and positive year ahead.

Thank you for your continued support and engagement. Wishing you all a happy, healthy, and successful 2026.

V. MANAGER'S REPORT:

Projects Update: New mailboxes have been installed on the beachfront, and we will continue replacing additional ones in the coming months. New trees, plants and remaining top dress of mulch will be complete this week.

Unit Projects: All renovations are complete and can begin again in May.

Access Control: Ferney has returned. Thank you, Miller, for providing support during the business holiday season.

VI. REPORTS FROM COMMITTEES:

Protecting Paradise: Bob Walters:

Flowstops Demo Day-January 15th from 9-11AM on front of “H” Building—invite for all Owners to stop by to meet Ken Cruickshank our local Rep from Flowstops. Ken will be able to answer questions about the flood prevention product—demonstrate how the product can protect garage openings and entry door areas—review general pricing and ordering timelines. Fred Wheeler, representing the Owner group of Bldg. “H” that purchased Flowstops devices for their garage openings will also be on hand to share his perspective on why he and others decided to purchase the Flowstops product.

Mgr. Apt Restoration: Liz Haesler:

Apartment Update: Apartment is close to completion, and currently projected to be on budget.

Yardarm door to the pool will be replaced, and we are working on a rug for the yardarm to help with the sound.

Social/Yardarm: Liz Haesler: Next event is 1/23 at the yardarm, Movie night is on 2/15.

Buildings/Grounds: Bowen Diehl:

Electrical Disconnects:

Our contractor, Community Electric, was able to speak to our FPL contact last week. Our approximately 7 transformers (most are one per two buildings) that are in need of replacement/repair, are in engineering at FPL currently. She expects that that will take another 6-8 weeks to complete. Community Electric thinks it will be 8-10 weeks. From there, FPL will work to “approve” the replacement/repair plan (unknown timing to complete), and will be ready to schedule the replacements. Each replacement will require power shut down for at least 24 – 48 hours (not yet clear), and we are not sure how much control we will have on the schedule of the replacements/repairs. That said, we will push to not have the replacements/repairs begin until after the season. Once the transformers are replaced/repaired, the remaining electrical wiring replacements can resume. The plan is to not have this part begin until after the season, as we have more control on this part of the process. The goal, which we believe is achievable, is to complete the remainder of the electrical wiring work by the beginning of the 2026 season (Oct/Nov 2026).

Attic Insulation Replacement/Mold Remediation:

As has been previously reported, we learned that the insulation in buildings across our community is inadequate and the wrong technology (spray in “stuffing” type product) and in certain cases there was mold that needed remediation. There were two buildings in the community (I and P) with some specific circumstances that required immediate attention (including visible mold in the units, particularly mold-sensitive residents and units that may have been kept too cold over the hot summer months). A special thanks to Denis Cloutier for providing his expert counsel in designing a fix protocol for these building attics (gained through his company that remediates these issues in New Hampshire), and to Lisa, Mike Poor and Nancy for jumping into immediate battle mode with me to deal with these situations. The Association engaged FP Restoration to complete work in the attics, a firm that Denis was familiar with through their industry association. This work is largely complete and awaiting final third-party quality control inspections. We are also having Flower visually inspect and take pictures of the work as further confirmation of completion. Any issues that he finds will be corrected before final payments go to FP Restoration. FP Restoration is interacting directly with the unit owners on work needing to be done in their units. As a general matter, the cost split for this work is as follows: Association covers issues with the attic such as insulation and excessive mold that needs remediation, and the owners cover costs for the duct work and any work required in the unit. Going forward, we plan to have visual inspections done of the remaining attics. Nancy will work on a schedule that coordinates with the owner occupancy schedule as much as practical. Each building attic can be accessed through one of the two 2nd story apartments (usually through an access point in the ceiling of the primary bedroom closet), so we will need to figure out which of the two is most practical and convenient to use for the inspection access. **Please work with us on attic access requests!** From there we can assess the specific situations existing in the remaining attics across the community and thoughtfully, and as cost efficiently as possible, plan the work that needs to be done (and associated timing of that work) for the remaining attics.

Finally, we also strongly encourage residents to visually inspect their walls (especially in closet corners) for visible mold. Also, it is imperative that unit temperatures be maintained between 75 and 78 degrees when the unit owners are not in residence. We are in SW Florida, where it is humid, especially in the summer months. While we cannot eradicate mold completely, and not all mold species are harmful, there are things we can do to mitigate mold growth in a very humid environment. Going forward we plan to add to the bi-weekly inspection protocol monitoring humidity levels in the apartments, so if it becomes excessive, we will notice and be able to work with the unit owner to address before it lingers for an extended period of time.

Buildings/Grounds: Mike Poor

DEHUMIDIFIERS GARAGES: Flower has completed 8 buildings and will meet goal to have installed in all garages by May 1st. Turning them off now until humidity returns in April.

SAFETY- PHOTOCELLS FOR OUTSIDE GARAGE AND ENTRY LIGHTS: Mark has completed 6 buildings and will have all buildings completed by April.

DETERIORATING MAILBOXES: Have been replaced in buildings A thru D and we have ordered more.

GARAGE CLOSET REPAIRS START MAY 1ST: A unit being sold was allowed to repair their garage closet after October 31st and that snowballed into a few other garage closets being repaired. This is a messy, noisy process and we cannot allow more closets to be repaired until May

POOL: Flower did a great job installing pavers outside the entrance to the new storage area

NANCY HAS THE MAINTENANCE TEAM WORKING VERY EFFICIENTLY RESULTING IN TIME TO WORK ON SPECIAL PROJECTS THAT IMPROVE OUR COMMUNITY

Admissions: Tim Greenwood:

Lane Hawley- Cole to purchase L-2. Admissions committee met, via Zoom with Lane and she is excited to be a part of the Indies West community. Lane will be in residence during the season (Oct. – May).

Insurance: Amy Clifton absent

Nancy presented. Amy is reviewing the Wind, etc. the renewal date is April 1, 2026.

Long Range Planning: Bowen Diehl:

The LRP Committee plans to meet at least one more time prior to finalizing the 2026 Indies West Budget. At this point, we do not believe that the LRP model will change materially from the reserve study completed a year or two ago. Near term, the major expenditures that move the near-term needle are the remaining costs to complete the electrical disconnect upgrades and the costs associated with insulation replacement and mold remediation (where needed) across the community. The electrical disconnect upgrade expenses will be incurred in the calendar year 2026. The attic expenses will likely be incurred over the next 12-18 months, but precise timing is yet to be determined.

Landscape Restoration: Eric Fehr:

The tree and shrub installation at the front entrance adjacent to building F and Nancy's office is currently underway. I saw 5 or 6 guys working on it this morning. I also met with Jeff from Pergola last Friday on site and he expects the project to be completed over the next two weeks.

The landscape lighting project permitting process has been challenging for our lighting contractor, Illumination Florida.

Many changes and new restrictions have been made by the city of Naples since planning for this project began after hurricane Ian. Nancy and Lisa met with Mark last week to go over all the necessary changes that are in compliance with the new regulations. We will meet with him one more time in the next couple of weeks to finalize the details. The good news is he does have permit approval so this project can begin soon.

Landscaping: Jan Bateman:

Nothing new to report. Pergola is doing a good job of weekly maintaining our landscaping

Security: Cindi Stone:

Tremendously busy holiday week at Indies this year. We had multiple incidences of trespassers, both from the beach and from the road. We had door bangers who were tracked down thanks to Miller and Mike Stone, and police issued warnings to the 5 individuals, and while door banging seems relatively harmless, I can say that it is very unsettling to have it happen to you at a later hour at night when you are sleeping. We had several drop offs for fishing and beach during the day. Hard to combat that but we are trying.

I met with the permitting dept at Naples offices and asked about process for a gate and at this time it does not seem feasible. The better solution for us at this point is to extend the fencing on both sides of the rotary down the Beacon property line and the Gulf View line. This would eliminate access through the bushes on either side and funnel any potential foot traffic to the rotary, where hopefully our property access personnel can stop them. As it is now, the bushes are easy to get through and are a frequent access particularly with kids. We are getting quotes for cost on this and will report back. We also are checking parked cars for passes and stickers and are placing notices on windshields of any cars not displaying proper parking information. If cars are repeat offenders they will be towed. We had several undocumented cars during Christmas week and we are starting this process to put trespassers on notice. The busy season is upon us and it would be helpful for all owners to make sure cars are properly marked and guests are informed. We don't want Indies to become a beach parking lot and with limited space as is, we need to make sure the cars that are here, belong here. We are also going to funnel traffic one way around the rotary in the later afternoon and evening to make it easier to identify people coming and going. The cones will be placed on one side of the rotary and people entering will need to identify themselves to Ferney, or whoever is on duty. This will help discourage people from driving in unquestioned. Hopefully these small additions to security will help to alleviate some of the issues we are facing.

Finance: Mike Duiney:

SBA Loan Status:

We have finally received the increase in the SBA loan in the amount of \$688,100. We initially applied for the increase in October 2024. We will now start to pay the increase monthly payment under the terms of the loan. The terms of the loan are the same as the original loan – 30 years at 1.875% interest.

Each owner will have the option to prepay the related assessment in the amount of \$8,601.25. I will send a note to the Owners in the next couple of days about how the assessment will work.

Q4 Billing:

Under the revised bylaws, the grace period for paying quarterly assessments is now 10 days from the previous 30 days. The 10-day period ended on Saturday. There are approximately 5 owners who have not paid. I'll work with Nancy to get reach out to those owners to get them paid.

2026-27 Budget:

We'll start working on the 2026-27 budget in January with an eye towards having it approved in March. The operating budget should be relatively straightforward, except for possible costs related to inspection and remediation of mold. This item would not be covered in the capital reserve. I'll start working with Nancy and the committee chairs.

Legal: Bill West:

No update

VII. NEXT MEETING DATE

Board meeting is scheduled for Monday, February 9, 2026 at 10:00 a.m.

The board meeting adjourned at 10:45a.m. ET- **Motion made by Bill West and Seconded by Bob Walters – UNANIMOUS**

Meeting Minutes submitted by Al Delgado, Secretary