

INDIES WEST ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
Monday, February 9, 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, Rick Borch, Lynne Brady, Jane Buckley, Amy Clifton, Nancy Crace/Robert Rice, Slayden & Carol Diehl, Chris French, Tim & Sandy Greenwood, Liz and Jon Haesler, Keith Kleeman, David Limroth, Rick Lobalzo, Michele O'Rourke, Kay Otterstrom, Marylee Querolo, Sheila Riddle, Joan Walters, AnneRose West, Betsy & Fred Wheeler, Charles Windsor.

III. APPROVAL OF BOARD MEETING MINUTES: From, January 12, 2026. **Motion made to approve by, Al Delgado and seconded by Mike Poor, UNANIMINOUS.**

IV. BOARD PRESIDENT COMMENTS:

Welcome to our February board meeting. I appreciate the board, and those from the community who are attending.

A reminder to fill out the survey from the Gulf shore Property Owner's Association Mile high survey. This is important to us as there are plans, projects of growth and development along our miracle mile that we should keep an eye on.

We have a full agenda, so I will hand this off too Nancy and then our committees.

V. MANAGER'S REPORT:

Projects Update: We are finalizing the contract with Illumination FL for the exterior landscape lighting, and then Mark/Illumination FL will present to the permit department for approval. Estimated start date is mid-March.

Unit Projects Can begin again in May, after season.

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.

VI. REPORTS FROM COMMITTEES:

Protecting Paradise: Bob Walters:

Our Flowstop Demo Day for Owners to come and see, touch, learn about this water barrier solution was held just over three weeks ago. The event was a great success with attendance by many owners who enthusiastically shared questions and ideas with our Flowstop representative, Ken Cruickshank.

The Protecting Paradise Committee wanted to follow up our Demo meeting with several key takeaways to ensure that there is no lingering confusion by Owners before you make a determination as to your interest in pursuing Flowstop barriers for your garage or entry doors.

Flowstop garage barriers do NOT have to be inflated and installed in your garage opening in the Spring prior to your departure. Owners will be free to come and go during the summer months and not have your garages blocked by the water barrier.

Also, during our January Board Meeting, at the Demo Day session and during February's Board Meeting, Owners will be responsible for the installation and removal of the barrier systems prior to a potential storm. Our maintenance staff will be unable to assist with the inflation of water barriers as they will be focused on numerous other responsibilities ensuring the preservation of our beautiful Indies West Campus.

We recommend proactively making arrangements with a local Naples contractor or directly with our Flowstop representative Ken Cruickshank who has stated he intends to offer this service to Owners who are interested. This way, when a serious storm is approaching, you'll have already contracted with someone to come and install the Flowstop for you and after the storm passes, come and remove it for you. We sent an email including Ken Cruickshank contact info should you want to explore this opportunity further.

Mgr. Apt Restoration: Liz Haesler:

Apartment Update: I will work with Carolina on getting the paperwork to ensure we are still on budget. I will follow up with her on the lighting in the yardarm as well as the heat/AC

Social/Yardarm: Liz Haesler: Nothing to report.

Buildings/Grounds: Bowen Diehl:

Electrical Disconnects:

We continue to wait for FPL to release dates for the replacement of the faulty transformers (transformers are their domain, not that of Indies West). Replacing each of the transformers will involve a power shut down for each set of buildings (most of the transformer's service two of our buildings) for a period of approximately 4 days. The earliest shut down will be the very end of May or early June, as that will be after season. While we expect the building schedule to follow alphabetic order, the actual order is not in our control. That said, we should be able to provide building owners at least 30 days' notice that their building is on deck for the work to be done. All buildings other than A through D, and I through K will require a transformer replacement.

Buildings/Grounds: Mike Poor

A- Attic inspection- improve insulation- Bowen Diehl

B- Installing dehumidifiers in garages and photocells for garage and entry lights- on target to be completed by April

C- Marina slips available- 2- 18 feet and 1- 22 foot

D- Remodels- now time to meet with contractors and get process started to avoid running over deadline and losing your deposit. We stopped deposits after Ian due to our lifting the moratorium on when could build. We have restarted requiring a deposit of the lesser of ½ the contract price or \$5,000.

E- No longer devoting energy to hurricane recovery, Nancy's maintenance team now has time to complete projects that improve our safety and the value of our community.

Admissions: Tim Greenwood:

Larry and Ruth Eaton are moving to the Moorings and have listed their two beachfront units to sell together

Insurance: Amy Clifton absent

Lisa presented. Amy is reviewing the insurance policies, renewal date is April 1, 2026. Flood will increase per statute 18%

Finance: Mike Duiney:

2026-27 Budget:

We've started working on the 2026-27 budget. I've asked for input from various Committee Chairs and expect to circulate the proposed budget ahead of the March Board Meeting at which we will vote on the budget. Based on having received the second SBA loan, I don't envision having to add to the Hurricane Recovery Fund next year.

At this point it is unclear whether we will have enough information to include any portion of the mold remediation project in the budget.

SBA Loan Status

Each owner had the option to prepay the related assessment in the amount of \$8,601.25. We got a handful of prepayments which we will use to pre pay a portion of the loan. Going forward your quarterly assessment will be impacted by whether you prepaid the first assessment, the second assessment or both.

Billing and ACH

Since we have a new bookkeeping firm and a new bank account, Nancy will circulate a new document for you to authorize Davis & Co. to take your quarterly assessments by ACH into First Horizon.

Long Range Planning: Bowen Diehl:

No update from the last meeting. Material capital outlays in the short term for the electrical disconnect work and certain attics for insulation replacements are incorporated into the 2026/27 budget. Longer term, the attic insulation replacements will be spread out over 3-4 years, once we prioritize severity of the need in each building, write specific specs for the work, and obtain market bids. Longer term, other needs of the community (marina, lanais, etc.) modelled in our LTP model, are not materially different than were in the Reserve Study (and the associated LRP model) done a year or so ago.

Landscape Restoration: Eric Fehr:

Pergola recently completed the front entrance, palm trees, and the feedback has been nothing but positive. Are soft skates for the landscape restoration project are now complete with the only remaining item being the Landscape Lighting.

The permitting process for the Landscape Lighting has been challenging to see the least, but we expect to have final approval in the next two weeks and the project will begin sometime in March. The project will take a few weeks to complete and we'll have a minimal number of disruptions for our residents.

Landscaping: Jan Bateman:

Pergola continues to provide attentive landscape maintenance. They proactively addressed any concern about the impact of weather on plants and flowers ahead of the recent windy, cold snap. As recommended, frost covers were not put on annual flowers or shrubs and plantings appear to have weathered well. Pergola has now completed top mulching of beds.

In the coming days, Pergola will be planting more clusia along our boundaries with Gulf View and Beacon House. This is to fortify areas and close holes along the existing Clusia hedge where trespassing has been observed. A clusia hedge does provide an impenetrable barrier to foot traffic.

Given their very good maintenance service to IW this year, Pergola will be invited to submit a proposal for 2026 – 2027 season.

Security: Cindi Stone:

A few points to bring forth for security this month. Shrubbery along property line between Beacon House and Gulf View to be enhanced in a few areas to close gaps where trespassing has and is occurring. Eventually the hedge will fill in and create a more effective barrier and funnel any walking trespassing to the rotary area where it will be easier to detect and deter. In addition, we have a quote to add a small section of fencing at end of hedge on beacon side at the marina end to prevent people from using the seawall as a side walk to enter Indies. That estimate is \$789.21

Another issue being noticed is residents giving their parking passes to people who are not staying on property or with an owner. These passes are not supposed to give someone who is not an owner "carte blanche" to use the pool or beach without being with an owner. We have had someone in the pool who somehow has a pass (Ferney didn't check the name) and didn't even know where their "host" lived. Also have had people using the beach without an owner with them, even though they had the placard on their dashboard. If we allow this to continue, we could find ourselves in a situation where owners can't find parking for their own cars, especially during holiday and vacation weeks, which are upcoming. Parking passes should be given and retrieved in live time, not handed out to use anytime without owner present.

We anticipate an uptick in trespassing traffic as we approach the busy vacation season and plan on checking for parking permits daily to insure, we don't have a lot of undocumented parking.

As we move forward to budgeting for next season it is strongly recommended that we continue to have a property access person on the property to continue to deter and monitor trespassing. It has definitely been effective and with continued presence word will get out that Indies West is not easily accessible...Hours and time frame open for discussion! Currently 40 hours a week at \$35/hour...seems a small price to pay for safety and trespassing deterrents!!

Legal: Bill West:

There were two issues that came up. One was the cable company contract, which has a ten-year term, question being can we either cancel or modify the terms because of the service it is providing.

Secondly a question arose regarding the loss of a pair of shoes left next to the bins for garbage. Second one seems resolved; cable contract is being reviewed.

Lisa asked Nancy to excuse herself while they discussed the ESA. After the presentation, Lisa, along with the board had a conversation and they opened it up to the community for comment.

The board meeting adjourned at 10:54a.m. ET- **Motion made by Bill West and Seconded by Al Delgado – UNANIMOUS**

The board meeting was closed and the board continued with an executive session.

During the executive session, the board discussed the request for the ESA and after 20 minutes of discussion, the executive session was concluded.

VII. NEXT MEETING DATE

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

Meeting Minutes submitted by Al Delgado, Secretary