

INDIES WEST ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES

Monday, March 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 and Attorney Steve Falk

Owners Present: Jan Bateman, Rick Borch, Jane Buckley, Paul & Irene Cincotta, Denis Cloutier, Richard Cyr, Slayden & Carol Diehl, Stephanie Fehr, Nancy Crace/Robert Rice, Chris French, Tim & Sandy Greenwood, Liz and Jon Haesler, Keith Kleeman, David Limroth, Rick Lobalzo, Michele O'Rourke, Marylee Querolo, Janet Ricca, Joan Walters, AnneRose West, Betsy Wheeler, Charles Windsor.

III. APPROVAL OF BOARD MEETING MINUTES: From, February 9, 2026. **Motion made to approve by, Mike Poor and seconded by Cindi Stone, UNAMININOUS.**

IV. BOARD PRESIDENT COMMENTS:

Good morning, everyone, and thank you for being here as we gather for our final fiscal board meeting of the year. I want to begin by expressing my sincere appreciation to our Board of Directors for their continued dedication and steady leadership. Your time, judgment, and commitment make a meaningful difference in the strength and stability of our community.

I also want to extend heartfelt thanks to our unit owners. Your engagement, cooperation, and pride in this community are what allow us to move forward with confidence. Whether you've participated in meetings, reached out with questions, or simply taken care of your units and common spaces, your contributions matter.

And to our employees and on-site team, thank you for the work you do every day to keep our property looking beautiful, keeping things well maintained, and running smoothly. Your efforts—often behind the scenes—are essential to the safety, upkeep, and overall, well-being of our association.

As we close out this fiscal year, I'm grateful for the progress we've made together and the resilience and collaboration that continue to define our community.

Before we move into today's agenda, I want to remind everyone that our Annual Board Meeting will take place on March 27 at 10:00 AM. This will be a live, in-person meeting held in the Yardarm, and we will also provide an option for remote call-in for those who cannot attend personally. Your participation is important, and we encourage all unit owners to join us in whichever format works best for you.

V. MANAGER'S REPORT:

Projects Update: We are with Mark/Illumination FL for the exterior landscape lighting; the revised scope of work has been presented to the permit department for approval. Estimated start date is approximately May. Flower replaced the broken pavers at the pool gate and will expand the other pool gate entry in the summer. Also, Flower is continuing to add the dehumidifiers in the garages. Flower added pavers under the Pappas bench at the point, so no longer a trip hazard. Mark has cleaned the marina concrete seawall cap area and continues to install photocells in the garages for all exterior lighting.

Unit Projects Mike, Bob Walter and I have begun meeting with owners regarding their upcoming renovations. Renovations begin May 1st.

Maintenance Gate: We worked diligently with the gate company on their proposal and the gate should come in under budget. Installation is scheduled for April.

Housekeeping: Please remember to clean the grill and grill area after use. Spring Break is upon us, please slow down while driving through Indies West. A lot of small children will be present.

VI. Approval of 2026/2027 Proposed Budget: Mike Durney:

Mike reviewed the components of the budget proposal for 2026-27 with a focus on changes in key items like personnel, insurance, security. The goal was to keep the operating assessment flat year over year. **Motion was made to approve the proposed 2026-27 budget, by Mike Durney and seconded by Eric Fehr**

VII. REPORTS FROM COMMITTEES:

Social/Yardarm: Liz Haesler:

March 12th Movie Night

March 26th Annual Meeting Party

April 4th Easter Egg Hunt

May 5th Cinco de Mayo

Buildings/Grounds: Mike Poor

A. ATTIC INSPECTIONS- BOWEN DIEHL

BOARD APPROVE REPAIRING GATE TO MAINTENANCE AND APARTMENT AREA- Nancy has received quotes to repair gate. **MOTION by Mike Poor, seconded by Al Delgado, UNANIMINOUS** to have Board approve up to \$10,000 to repair gate.

B. REMODELING INCLUDING GARAGE CLOSETS- Before the Building Committee approves an APPLICATION FOR REMODELING, Nancy and Bob Walters must meet at the condo with the contractor and also preferably with the owner. If load bearing walls are removed or penetrations are made in the floor, our engineer must review the plans. The Application is due by April 30th.

C. ANNUAL SPRING PREVENTIVE MAINTENANCE- Nancy (working with Keith Kleeman) has already starting to arrange with our contractors: roof inspection, concrete inspection by our engineer, mansard roof cleaning, roof condensate cable tie-down inspection and seawall inspection. Marina docks are inspected, repaired and treated in September. Nancy is very comfortable and experienced working with contractors and we are way ahead of schedule this year working with our preventive maintenance contractors.

D. SUMMER PROJECTS- Nancy starting to compile THE SUMMER PROJECT LIST.

Admissions: Tim Greenwood:

Kent Olson, return renter. in R-3, March 1 to May 31. Kent completed the Indies West agreement with future stays at Indies West.

Insurance: Amy Clifton: Nothing to report.

Finance: Mike Duiney:

2026-27 Budget Approval.

Long Range Planning: Bowen Diehl:

The goals of the Long-Range Planning Committee include staying on top of necessary community maintenance and replacements, while smoothing out the cost burden on the community to minimize dues increases and assessments. I'd like to thank Lisa DeStefano, Mike Poor, Mike Durney, Denis Cloutier, and Annerose Zorn-West for their participation in Long Range Planning discussions. In addition to the shorter-term items discussed, the next significant investment items on the horizon are raising the marina seawalls, roof replacements and some membrane work on the lanais. We believe the expenses will come in the 2028 to 2031 timeframe.

Landscape Restoration: Eric Fehr:

Mark/Illumination FL will be onsite today at noon, for the final walk-through and number count of lights. Mark to start is April. Resubmit to City of Naples, 10 days to two weeks. No future delays.

Landscaping: Jan Bateman:

Conditions in the last several weeks have been less than ideal – cold, wind, no rain, and now city restrictions for watering. Jeff walked around the property with Nancy and me last week and feels that while there are obvious signs of stress, most plants will revive. We identified those new plantings which probably will not and Pergola will replace under warranty.

Security: Cindi Stone:

We are still working on closing off area by Beacon marina to make accessing our property at that end difficult. Installing single fence panel perpendicular to the sea wall has proven to be more complicated because installing it requires a permit to attach to seawall and permission from Beacon house as well and that particular stretch of seawall is owned by Beacon.

So, we are looking at running fence parallel to seawall on the Indies West property from the clusia bushes to the bushes on the corner, and then installing a water wave single fence piece on Indies West property around the corner just past the bushes. Happy to meet interested (or confused!) People there to show exactly what we are talking about.

The cost for this addition fencing brings the project to just under 3K instead of the 780 we originally were hoping for. If we included a gate with key pad in this scenario cost goes to around 4K. Gate would allow Indies West owners to access their boats at marina using this pathway that they are used to having. The goal of this project is to prevent trespassing from the seawall and marina and funnel people to our rotary where our property access personnel can turn them away.

Having the guard there and cameras will lessen trespassing traffic at that point.

Several trespassing incidents thwarted in February thanks to Fernie and to residents who followed protocol of "see something say something" to Nancy or Fernie. Please continue to do this as it is our best opportunity to keep Indies private.

Parking passes are being used and that is very helpful to security and to Fernie to know that the cars are here by permission. Thanks to all for following the plan. Lastly, if you use Yardarm, please make sure doors are locked when you are done.

Legal: Bill West:

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.

VIII. NEXT MEETING DATE

Board meeting is scheduled for Monday, April 13, 2026 at 10:00 a.m.

Meeting Minutes submitted by Al Delgado, Secretary