

INDIES WEST ASSOCIATION INC.
57th Annual Meeting Minutes
March 28, 2025
10:00 a.m.

The meeting was held via ZOOM and called to order at 10:00 a.m. by President, John Haesler.

Property Manager, Dawn Strouse took roll call.

A message from President, John Haesler: Good morning, everyone and thank you for attending the 57th Annual meeting of the Indies West Association. I understand there was a lovely party held last night in our beautiful Yardarm and Pool area and attended by almost 50 people. Thank you to the social committee and so many other owners who helped make that event a success.

As a point of clarity, a familiar face, Holly Hudimac, though not a current owner, having closed on the sale of her unit last week, is joining us at the behest of the Amended and Restated Documents committee, a committee she has worked on and about which a report will be given later in the agenda. We will miss you Holly and your pistachios at the point!

With that, let's take care of some housekeeping for this meeting.... I turn it over to Al Delgado, our secretary.

Secretary, Al Delgado announced that proper notices of the Annual Meeting and affidavits were placed in association records. There were 64 members in attendance or by proxy making a quorum. **A motion was made, seconded and unanimously approved** to waive formal reading of the minutes of the 2024 Annual meeting and to accept and approve those minutes as written and recorded.

I would like to introduce the current officers and board members:

I am John Haesler, honored to have been your President for the last 2 years. This is my 8th year on the board and per our bylaws I will be leaving the board and am grateful for the opportunity to have served.

1st Vice President – Lisa DeStefano, who has been a tremendous contributor to many of the key initiatives making Indies West a better place.

2nd Vice President – Denis Cloutier, who is leaving the board after 8 years of service. We are so lucky to have had Denis and his engineering, construction and restoration experience guide us through these pesky hurricanes.

Treasurer – Mike Durney, who has been the brains of the outfit, managing the money, insurance, and all the financial aspects of running what is essentially a small company with 80 shareholders.

Secretary – Al Delgado, a past president with years of experience on the board and at Indies West, keeping us on task, organized and functioning like a good Owners Association is supposed to. Al has a couple of agenda topics now.

Secretary, Al Delgado then introduced and welcomed new IW members:

T1 = Nancy & Ray Beil closed on their 2nd unit purchase last Friday, which belonged to Holly & Tony Hudimac

Secretary, Al Delgado asked all present to observe a moment of silence in memory of the following:

Marvin Riddle – June 7, 2024 (former owner of O2) Sheila Riddle's father
Tom Stanton – August 30, 2024 (D1 & D2) husband of Julie Stanton
Gay Heppes – November 23, 2024 (F1)

Thank you, Al. Rounding out the current board is Mike Poor, who is so good we named a community service award after him. Bill West, who's legal and business mind brings great perspective to every decision we make, Eric Fehr, who is responsible for bringing the Indies West property back to its full beautiful landscaping glory, and last but not least, Mary Carroll French, the woman who keeps us all safe as head of the Security committee. I have talked to many other communities and board members and I can assure you that none of them have the kind of talented, dedicated, caring people that we have on our board. On behalf of the community, I thank you all.

With that, we will move into the Report of committees. The format of the annual meeting is less a question-and-answer session and more of a reporting session. With that, I ask you to hold any questions you may have until the end of all the reports.

Buildings & Grounds – Mike Poor

A- WOULD LIKE TO THANK THE FOLLOWING COMMITTEE MEMBERS WHO WORKED ON BUILDING COMMITTEE PROJECTS THIS YEAR:

- 1- SEAWALL – Chris Russell
- 2- PAVERS/SAFETY – Bob Walters
- 3- REMODELING – Richard Cyr
- 4- SEWER PIPE RELINING – Keith Kleeman
- 5- PROTECTING PARADISE – WATER BARRIERS – Randy Lee and Fred Wheeler
- 6- HURRICANE PREPARATION AND RECOVERY – A team lead by Harry Brady, Mike Stone and Fred Wheeler
- 7- PREVENTATIVE MAINTENANCE – Team

B- HURRICANE PREPARATION – A TEAM OF MAINTENANCE, OWNERS AND SUBCONTRACTOR:

- 1- Moved many cars and golf carts off the property
- 2- Upon request, moved many items from garage closets to condos
- 3- Raised the 80 garage doors and took off the 160 electric eyes
- 4- Moved the pool pump, pool furniture, grills, etc. to a safe area

C- HURRICANE RECOVERY – A TEAM OF MAINTENANCE, OWNERS AND SUBCONTRACTORS

- 1- Returned cars and golf carts, got garage doors working and moved all items back in place
- 2- Spent days cleaning items left in garage closets, cleaning garage floors and cleaning roadways and entryways
- 3- Supervised thorough and speedy cleaning of the pool.

D- HURRICANE MITIGATION – THE BUILDING COMMITTEE IS WORKING WITH THE PROTECTING PARADISE COMMITTEE TO PROTECT OUR PROPERTY FROM FUTURE HURRICANES. WE ARE ELEVATING POOL PUMPS, POOL HEATERS, GENERATOR SWITCHES, ETC

- E- ANNUAL PREVENTATIVE MAINTENANCE – by JUNE, OUR ANNUAL INSPECTION AND REPAIRS OF THE ROOFS, AIR CONDENSERS AND CONCRETE WILL ALL BE COMPLETED
- F- SUMMER ACTIVITY – PLEASE CHECK WITH DAWN BEFORE PLANNING A TRIP TO INDIES WEST TO BE SURE YOUR BUILDING IS NOT AFFECTED
- 1- JUNE 16TH SCHEDULED TO START THE SEWER PIPE RELINING – we have been told that at some point each building’s system will be down for 8 hours and for 1 day the entire property will be without the sewer system
 - 2- REPLACING THE BUILDING DISCONNECTS – We anticipate this will require each building to be without electricity for 1 to 3 days.
- G- REMINDER – APPLICATIONS FOR REMODELING SHOULD BE SUBMITTED TO THE BUILDING COMMITTEE BY APRIL 30TH
- H- SUMMER PROJECTS – NOW THAT THE VISION PROJECT, HURRICANE RECOVER AND LANDSCAPING PROJECT HAVE BEEN COMPLETED, MARK AND FLOWER HAVE MORE TIME TO COMPLETE PROJECTS THAT HELP MAKE INDIES WEST A GREAT PLACE TO LIVE
- I- FINALLY, WE WOULD LIKE TO THANK OUR GREAT TEAM OF DAWN, FLOWER AND MARK FOR THEIR DEDICATION TO INDIES WEST AND DEDICATION TO MAKING A WONDERFUL LIFE FOR ALL OF US AT INDIES WEST

MGR. APT-OFFICE-YARDARM RESTORATION – Liz Haesler

Committee Members: Liz Haesler, Denis Cloutier, Mike Poor, Stephanie Fehr and Joanne Durney

Board representatives: Denis Cloutier and Mike Poor

- Shout out to Lisa, Mike Durney, John Haesler, Joan, Amy and Betsy who also helped keep this project moving.

Committee Update

The project was 85% complete, until Milton. Our chosen contractor, Carolina and her team worked diligently to protect the building from boarding up the windows to moving everything from the pool area into the Yardarm.

While Milton set us back, Carolina did everything possible to get the yardarm and office ready. There were plenty of setbacks regarding permits, changes from the City of Naples, but the work got done. Dawn is in her office and the Yardarm is back in action. We are holding on the apartment.

A special thank you to Amy Clifton and Joan Walters for their advice and support, putting this back together including all of the furniture shopping. Dixie and Joan for housing the furniture during the summer and Annemarie Rockwell for her help in outfitting the kitchen.

LANDSCAPE RESTORATION – Betsy Wheeler for Eric Fehr

I'm happy to report that Pergola is done with the landscape project and the feedback from all of you has been overwhelmingly positive. As most of you know, Pergola also does our weekly landscape maintenance and Jeff Petry and his crew are doing an amazing job. With a full growing season now upon us, the plants and flowers will continue to mature and look even better as the summer months go by.

Jan Bateman and the landscape maintenance committee will be working closely with them going forward to make sure Indies West remains in its new, beautified condition. Thank you all for your patience and feedback through this entire project. It's a relief to be on the other side of all the challenges mother nature threw at us these last 3 years. I want to thank everyone on the Landscape Restoration committee for their expertise and hard work seeing the project to completion.

The final phase of the restoration project is the landscape lighting from Illumination Florida who was our contractor for the exterior lights during the Vision Project. Mark and his crew will begin the replacement and upgrading of the landscape lights in early April and the project will be completed by early May. Fortunately, the lighting project is much smaller, doesn't require any heavy equipment or dumpsters, and should cause minimal if any disruptions on property. Electrical Power for the landscape lighting has been restored in the past few weeks to all the areas damaged by the hurricanes so Illumination Florida doesn't anticipate any delays in the project.

A special thanks to all the residents that provided their feedback during the past year. All of us on the landscape restoration committee have received many thanks and compliments from dozens of residents on the new improved look of the property. Pergola and all of us on the committee appreciate the kind words and patience from all of you at Indies West.

INSURANCE – Mike Durney

Overall, the Florida insurance market was slightly improved this year versus the prior few years, notwithstanding the significant number of catastrophic loss events over the last year to two. Some of that is related to capacity increases – increasing premiums brings more capacity into the market, which then moderates the premium increases and some of that is related to significant losses being uninsured properties.

For Wind and Other Property peril coverage, we were able to significantly increase coverage for wind damage by re-combining the wind and all other peril coverage so that the coverage limit is back to full appraised value (about \$26 million). The premium for that coverage increased to about \$555,000 as compared to about \$520,000 last year – and that premium was for \$5 million of wind coverage and full value for all other perils coverage. The policy year for this coverage is January 31 to January 31. This was a huge win for us this year.

We renewed all of the primary coverages other than property and windstorm at nominal changes in terms and premiums. Even though we had a major flood event, our premiums for flood coverage increase at “only” 18% which is the statutory maximum that the national flood plan coverage can increase. The new premium for flood coverage is about \$150,000, which is pretty low given the risk – that coverage is through the National Flood Insurance Policy. It is unclear whether that plan is at risk – likely no more or less than any other Federal Government program.

For Helene and Milton, we made claims for losses from those two storms, most of which was cleaning and mitigating the garages. To date we have not submitted anything for the Yardarm as we haven't gotten support in the form we need. We have received about \$50,000 to date and are awaiting payment for some of the buildings. The last open item is what will happen and what will be covered on the storage units. One last word on insurance – Indies West is a wonderful place and an incredibly unique property – but it

is an insurance coverage nightmare. The buildings are over 55 years old; the property is surrounded by water on three sides (and seems to take water from the fourth side) and has water in the middle, we have 21 roofs, 84 outward facing walls/windows/glass doors, we don't have common wind protection, we don't have uniform flood protection, and we have 80 garages and 40 first floor units. The cost of insuring Indies West will continue to be pressured.

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I'd like to thank the Committee of Amy Clifton, Bill Frantz, Al Delgado and Tim Greenwood.

FINANCE – Mike Durney

First, thank you to Dawn for all the finance related work this year. With the Hurricanes and SBA Loan and other unusual items, the complexity of the billing and accounting work continues to be more than it has ever been and I'm grateful for her work this past year.

Also, thank you to the Finance Committee. Comprised of Amy Clifton, Bill Frantz, Mike Poor, Holly Hudimac, Rick Borch and John Haesler – we had some complex items to cover this year and tough choices to make and the group was incredibly helpful to me. The Owners have good representation on the Finance Committee – four of the seven members own two units each and so there is a good diverse set of viewpoints.

During the year we completed the audit of the accounts for the year ended March 31, 2024 and the tax returns for that year. The audited financial statements were issued with a clean opinion.

I want to start with a summary of Hurricane Ian. Frankly, I thought after 2 ½ years I would be able to summarize the financial impact of the Hurricane completely but there are a handful of open items so consider this as an almost final summary. The original estimate of Hurricane costs was \$5,418,000. That number changed a bit early on, but that's the number that we've used since we had some clarity of the level of work. There will be some changes to that when we're done, but let's use that as the starting point. The \$5,418,000 includes the original mitigation and clean up, garage storage units, Yardarm, landscaping, pool, irrigation, the point, riprap repairs, vehicles, hot water heaters, generators, garage doors, security system, engineering costs, contents of the Yardarm, electrical disconnects, sewer remediation and other items, railings and soffits, among other items.

Of the \$5,418,000, we have paid \$4,783,000 to date, leaving \$731,000 unpaid. I'll get back to the components of that shortly. To fund the \$4,783,000, we collected \$1,600,000 in assessments, \$2,053,000 in insurance proceeds and \$81,000 in a grant for the point. That left us \$1,049,000 short. We sought and received a loan from the SBA of \$1,311,900, so at the moment we have excess of \$263,000. We then sought an increase in the SBA loan to cover the remaining items, which they agreed to up to the maximum of \$2,000,000, so we will be eligible to get an additional \$688,000, giving us a potential total of \$950,000 to pay remaining costs.

The \$731,000 remaining from the original estimate is comprised generally of the electrical disconnects (\$311,000), the Yardarm (\$278,000), Lighting (\$77,000) and then a number of little items. The electrical disconnect labor is a guess. The lighting is contractual which leaves the Yardarm. The Yardarm was based on the original proposal and the actual proposal came in later – but I didn't change it. Of the

\$278,000 left in the original estimate, we currently have about \$30,000 to be paid, \$100,000 that we have been billed and is still open and then the remainder would be used for the Apartment. We have recovered insurance for the entire Yardarm including the apartment and the SBA loans includes proceeds to reconstruct the apartment.

I'll get back to the SBA loan later on.

We currently have approximately \$1,000,000 in the capital reserve account. There was little activity this year – we made the remaining payments for the Vision project, did the pool repairs and made the down payment for the sewer work. As I've mentioned several times, starting April 1, we have two reserves – the SIRS for structural integrity items and the general reserve for everything else. The roughly \$1,000,000 will be split between the two.

Looking at the operating results for fiscal year 2024-25, most items were at or close to budget. One area that was under was compensation and benefits given the vacancy created by the unfortunate passing of Mauricio. Like last year, grounds expense was lower than budget because we had a lower level of landscaping service throughout the year. Insurance was lower because the renewal for windstorm was lower than expected. Professional fees were higher given some engineering work and the review of the bylaws and association documents, which was not in the budget.

The current estimate for the overall surplus is \$71,000.

A motion was made, seconded and unanimously approved to carry over the surplus to fund next year as allowed by the Internal Revenue Code.

Moving to the 2025-26 budget, most of the operating costs are in the same range as 2023-24, for the full year impact of the items that were lower in 2024-25. We made an assumption in the budget that the windstorm would increase again in January 2026 by 20% from this year's renewal. We'll see what the market is like at that point.

I want to discuss the SBA loan and a few things that the community should know. The original loan was for \$1,311,900 for 30 years at 1.875%. That is a gift from the tax payers. When we got the funds, we invested the proceeds until we started to use it and probably earned about \$40,000 in net interest on those funds, which went into the reserve fund.

The loan is a loan to the Association and the Association is obligated to repay it over the 30 years. There is no individual component to the loan. The Association will repay it.

The SBA set the terms of the loan and the terms of repayment including the monthly payment that the Association pays – that payment approximates the amount needed to repay the loan plus the interest over 30 years but it is not exact. In addition, our assessment to support the loan allowed owners to prepay their assessment, which 7 did. We paid that to the SBA to pay down the loan, but the SBA has not re-amortized the loan. So, the payment is still the same for now.

The loan documents are clear about the terms of the loan – interest, term, payment amount. However, every confirmation, statement, communication shows our payments being applied to principal and makes no reference to interest. Each statement shows a payoff amount and that amount is the total borrowed fewer total payments made. No reference to interest.

LONG-RANGE PLANNING – Lisa DeStefano

The long-range planning committee was busy this year. We revisited our 10-year forecast and adjusted for

specific work that has recently been completed with the vision project with hurricane efforts.

We updated pricing for the line items.

We worked with our engineer, Socotec, to get the SIRS report completed, budget coordinated with the finance committee and the report sent to the State.

Thanks to Denis Cloutier, Mike Durney, Mike Poor and Keith Kleeman for rolling up their sleeves and completing the projects.

LEGAL – Bill West

Mary Carroll French and I are the legal committee. Although we are both attorneys we are not licensed in Florida, nor are we experts in condominium law. For that reason, we work where appropriate, with Steve Alk, who is a condominium attorney here in Naples. With approval from our president, John Haesler, we talk to Steve regarding issues that require his expertise. In addition to John, there have been a number of board members and committee members who have been involved in various legal issues. A variety of subjects have been discussed, but a majority of the work involves reviewing contracts and interpolation of our bylaws and Florida mandates as issued by the state. The following is a list of some of the subject issues, some covering a number of years, some strictly in this year. Landscaping contracts, sewer work contracts, by-laws, pool contracts, loan documentation, electrical equipment purchase and electrical installation contract, flood barrier issues, yardarm reconstruction, auto towing service, closet reconstruction and interpolation of necessary condo regulations regarding board authority or required membership vote. Again, a number of the board members and committee members have been involved in these issues. God willing, the decisions we have made are in the best interest of Indies West and are legally correct.

LANDSCAPING – Jan Bateman

Pergola has maintained our grounds since last June in tandem with their engagement in the landscape restoration project which has now just been completed.

Pergola has provided consistent and reliable service and very promptly attends to our issues of concern. We will continue to have them provide their landscape maintenance service through March 2026. Cost of this maintenance is \$5,355/month – significantly lower than past landscape companies have charged.

Maintenance will adhere to a specific schedule. It includes weekly mowing, trimming & edging and bed weed spraying. Shrubs and trees under 12' are pruned and fertilized 3 times/year. Pest control, both preventative and curative, is done on a bi-monthly basis or as needed. The irrigation system is checked monthly by activating and inspecting the controller, valves and heads.

Trees over 12' and palms have been scheduled for the semi-annual pruning in the coming weeks, before the start of hurricane season June 1.

Now that our grounds have been fully restored, the Landscape Maintenance Committee looks forward to meeting regularly. Committee members are Jan Bateman (chair), Sandy Greenwood, Betsy Wheeler, Joan Walters, Betty Thompson, Grace Limroth, Mike Robinson, Nancy Grace with Al Delgado as Board representative. We lost a long-time and treasured member, Gay Heppes this past year.

We would welcome anyone wanting to join the Landscape Maintenance Committee. Our goal is to ensure that the grounds remain as beautiful as it looks now.

PROTECTING PARADISE – Randy Lee

The Protecting Paradise Committee was created after the most recent Helene and Milton hurricanes.

Its purpose was to be a focal point for all owners to submit ideas and suggestions on how best to protect Indies West.

The committee then organized and prioritized all of the comments into categories so they could be more easily managed.

The majority of the suggestions had to do with how to better protect our garages and first floor units from water surges and flooding. The committee spent the first 90 or so days focused on what has come to be known as 'Dry Waterproofing' or 'barrier systems' that prevent water from getting in and 'Wet Waterproofing' or 'a Flow Through approach' that focuses on protecting the garages by raising items up as high as possible so water can flow in and out without causing much damage.

Details of both of these approaches have been provided to the owner's so they can make their own decision about which solution, if any, they'd like to implement for their building.

As reported during the most recent board meetings, the Committee is still trying to work with the City of Naples and Registered Engineering Companies to understand and implement the requirement of providing a Hydrostatic survey to the city that would confirm our buildings could withstand the water pressure created by waves and standing water. This has not been completed as of yet and the Committee is continuing to try and sort this out for all owners.

This committee will continue for the foreseeable future but at some point, it's work will conclude.

I would like to thank Richard Cyr, Harry Brady, Fred Wheeler and Eric Fehr for their help with this committee.

SOCIAL/YARDARM – Liz Haesler

We started the social calendar without a yardarm, and last night had a sit-down dinner hosted by the social committee. I want to recognize the committee and thank them for all their hard work and creative ideas. They are an incredible group. Our events always come together because of them. Also a shout out to Marylee Querolo for hosting the Halloween party, Loel & Mike for the holiday party, Stephanie for hosting the New Year's party, our condo tour hosts Ann & Mike Robinson, Joanne & Mike Durney, CC Rily and Richard Moroscak and Katie & Keith Kleeman as well as Lynne Brady for their support organizing the event. Lastly, a nod to Holly who has been a very active member of this committee and always willing to help!

I am so grateful for the amazing people in our community – as the cake said last night - Indies West is the best.

SECURITY – Mary Carroll French

I. THANK YOU TO OUTGOING COMMITTEE MEMBERS

- Our community has been well-served by outgoing Security Committee Members, Bill Frantz and Holly Hudimac.
- Since we instituted the Towing Policy, Holly and Bill have reported and overseen the towing of vehicles not authorized to be on IW premises.
- While Holly & Bill are leaving our IW community, they have actively protected the IW community from trespassers.

- A very heartfelt THANK YOU to both Holly & Bill for their service! They will be missed.

II. NEED NEW SECURITY COMMITTEE MEMBERS

- The Security Committee needs new members.
- Owners with units on the Gulf and the Green are in the best position to observe trespassing in real-time and take appropriate action.

III. SECURITY CAMERAS

- Over the past year, there have been issues with the functionality of the security cameras, mainly those on the Gulf Units (A-D).
- These issues were due to several things, mostly stemming from last fall's hurricane and matters related thereto.
- We continue to work with Key Security to maintain the cameras' functionality.

IV. TRESPASSING

- Ongoing issue. The Committee is always open to suggestions about new methods to combat trespassing.
- IW has a towing contract with Morley's Towing.
- The Security Committee maintains a relationship with the Naples Police Department ("NPD"). Today, Dawn and our new President, Lisa DeStefano, will execute the Annual Agreement permitting NPD to come onto IW's campus and to issue trespassing citations where appropriate.
- On weekdays, during Business Hours, contact Dawn to report trespassing. On weekdays (off hours), weekends, and holidays, follow the procedures below.

V. TOWING

a. Owner Parking Stickers & Guest Passes

- IW towing contract is with Morley's Towing.
- Vehicles parked on the property, not inside a garage, **MUST** have an IW Owner's sticker on the front passenger side of the windshield or a current season Guest Parking Pass, with all the information completed and displayed on the vehicle's windshield.
- This policy applies to guests & vendors (cleaning services, plumbing, painting, etc.).
- Stickers and Parking Passes are available in the Office.
- Contractors doing Unit remodels **MUST** display the blue Contractor's Parking Pass on the dashboard. Also, they must sign in and out at the designated area to the right of the Office.
- Owner Procedures for Contacting Morley's Towing to tow trespassers' vehicles off-hours (Evenings, Weekends, & Holidays): Contact a Board Member or an Authorized Owner.
- An Authorized Owner has agreed to be present to sign the towing authorizations once Morley's arrives at IW.
- Please contact Dawn if you are interested in serving as an Authorized Owners.

b. Towing Fees

- a. The base towing fee is \$125.
- b. There is an additional \$60 fee for vehicles left in Morley's lot over 4 hours.
- c. The fee to stop an in-process tow of a vehicle without proper signage that is an Owner's vehicle or their guest, is \$65. The must be paid by the Owner.

VI. OWNER PROCEDURE FOR CONTACTING NPD re TRESPASSERS

- Monday-Friday (during Business Hours): Call Dawn who will contact the Naples PD.
- Off-Hours (Evenings, Weekends, & Holidays): Call the NPD Non-Emergency Number **(239) 213-3000**. Advise the Operator that you are an IW Owner reporting trespassers on the property and that IW has a “Property Owners’ Agreement” in effect.

VII. SECURITY GUARD

- A Security Guard will be posted during peak hours on holidays.

MARINA REPORT – Chris Russell

Currently, there are two available boat slips, with the largest capable of accommodating a boat up to 22’ in length. The structural integrity of the marina seawall remains stable at this time. Additionally, paddleboard slips are available for rent.

For those interested in leasing a slip, the lease application form can be accessed through the office.

POOL – Randy Lee

The last 12 months have proven to be a very exciting time for the Pool Committee.

What began a year ago as an effort to just remove stains that were left behind after Hurricane Ian, that effort ultimately resulted in a complete renovation of our pool.

We interviewed numerous pool companies to determine the scope and cost of the work and chose Pinch a Penny to be our contractor. The work began in August and consisted of;

Replacement of all tile around the pool.

A complete stripping of the previous years’ worth of paint and resurfacing and painting of the interior of the pool.

Replacement of all water intake valves.

Updating of all wiring and light fixtures.

A new ladder was installed.

All coping (the cement ledge that goes around the pool) was given a fresh coat of paint.

Re-sloping of all of the water drains along the edge of the pool

Replaced any broken pavers and reset all pavers around the pool

Replaced the filters and renovated the recycling pit.

A huge undertaking that has resulted in essentially a new pool for the association.

Even after Hurricanes Helene and Milton deposited some debris into the pool, we were able to clean it up immediately so no staining or damage took place.

Also, a year ago we had just received the new ice maker and that was installed as well.

A huge thank you to Assistant Pool Chairperson, Harry Brady, for all of his day-to-day management of the pool renovation process. And a thank you to Rick Lobalzo for his managing of the installation and maintenance of the ice machine.

After 3 years, and 3 hurricanes, I’ll be removing myself as the Pool Chairperson. The Pool Committee will now roll up under the Buildings and Grounds Committee co-led by Mike Poor and Richard Cyr.

I'd like to thank all of the past committee members for their dedication in making our pool area one of the great amenities of Indies West.

ADMISSIONS – Al Delgado

Nothing to report

AMENDED AND RESTATED DOCUMENTS – Al Delgado

The Document Committee has been working with Mr. Steve Falk, attorney for Indies Association with the primary purpose of making the association's governing documents consistent with Florida Law. A secondary purpose is to revise the existing documents to change use, maintenance and other provisions for policy reasons.

On April 7, 2025 Board meeting, Mr. Steve Falk, attorney will make a presentation to the Board regarding the Amended and Restated Declarations and Bylaws and then answer questions. Also, at this meeting the Board will discuss the procedure to bring the Amended and Restated Documents to the Indies West Membership for their discussion, comments, and questions. Then the Board will approve the final version and of the Amended and Restated Documents schedule a Special Members meeting for vote formal. When the documents are approved by the Board and the Membership then the documents will be filed with the State and County.

INTRODUCTION OF NEW BOARD – John Haesler

Mary Carroll French

Al Delgado

Lisa DeStefano

Mike Durney

Eric Fehr

Mike Poor

Bill West

And our newest board members: Bowen Diehl and Bob Walter

Thank you all for your service and to the two newest members for stepping up to help the community.

OLD BUSINESS

None

NEW BUSINESS

A motion was made, seconded and unanimously approved to approve Board actions during the past year.

John Haesler, exiting President said: I would like to take a moment if you will indulge me. I was so fortunate the last 2 years to be part of a board of highly skilled, dedicated volunteers who put the best interests of Indies West and its owners first in every situation. They all volunteered countless hours at personal and financial expense to do the work required of the various board positions in an extremely challenging couple of years. While they all are to be commended and thanked, one individual's efforts and dedication stands above and is worth a special mention. This individual is our treasurer, Mike Durney. Mike has led the finance committee during a very tumultuous time. He has led the insurance committee during the worst insurance period in recent memory, dealing with adjusters and vendors and the insurance companies themselves, securing millions in settlements on behalf of Indies West. Mike also dealt with the SBA, which was like having root canal surgery every week for the last 2 years. He did all of this while welcoming new grandchildren and becoming the CEO of ACDS, a non-profit with 450 employees serving over 1500 developmentally disabled adults and children.

Mike's financial acumen and wide scope of experience has benefitted every owner at Indies West. His presentations on finance and insurance are clear and instill confidence in all of us. The hundreds of hours, and that may be an understatement, that he has devoted to the business of Indies West will forever be appreciated. It is for these reasons. That Denis Cloutier nominated Mike, Lisa DeStefano seconded and the board unanimously agreed that Mike Durney will be the newest recipient of the Mike Poor community service award. Mike, we present to you this plaque with your name now applied and thank you on behalf of all of Indies West. Lisa, please show the plaque.

That concludes the business necessary for the 57th Annual meeting of Indies West Association. A reminder that immediately following this meeting will be a reorganization meeting to establish officers, committee chairs and committee members. Please attend this important meeting.

Meeting adjourned at 10:56 a.m.

Respectfully submitted,

Dawn Strouse
Recording Secretary