

INDIES WEST ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
Monday, April 13, 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, Eric Fehr, Keith Kleeman, Mike Poor, Cindi Stone and Bob Walters.

Also Present: Nancy Wright, CAM Manager

Owners Present: Jan & Tim Bateman, Nancy Biel, Jane Buckley, Slayden & Carol Diehl, Chris French, Tim & Sandy Greenwood, Liz and Jon Haesler, Rick Lobalzo, Kay Otterstrom, Marylee Querolo and Bill West

III. APPROVAL OF BOARD MEETING MINUTES: From, March 9, 2026. **Motion made to approve by, Al Delgado and seconded by Cindi Stone, UNANIMOUS.**

IV. BOARD PRESIDENT COMMENTS:

Good morning, everyone.

Thank you for being here today as we open our board meeting for our Indies West association. I appreciate the time each of you takes to stay engaged, informed, and committed to the well-being of our community.

Before we begin, I want to acknowledge the steady work of our board members and the dedication of our on-site team. Your efforts—both seen and unseen—keep our property running smoothly and help us maintain the strong, welcoming environment we all value. I want to welcome Keith Kleeman as our newest board member and thank him for jumping in.

We had our reorganization meeting after the annual meeting, and I was reelected as President, Bowen Diehl as Vice President, Al Delgado as Secretary and Mike Durney as treasurer.

As we move through today's agenda, our focus remains on responsible stewardship, clear communication, and thoughtful planning for the months ahead. I'm grateful for the collaboration and respect that continue to define how we work together.

V. MANAGER'S REPORT:

Projects Update: Exterior landscape lighting is moving forward. Erric will provide an update. Flower is continuing to add the dehumidifiers in the garages; project will be complete by May 1. The dehumidifiers will be plugged back in May 1. Mark has a few photocells left to install.

Unit Projects Renovations begin May 1st. Mike Poor will provide an update.

Leaving for the Summer Checklist: I emailed the checklist to the community April 1st. I will email again May 1st. Please remember, all items in garage and garage closets need to be up at least 3 feet.

Happy Chapin Food Bank: Have unexpired non-perishable food that you'd like to donate?

Gulf Shore Property Owners Food Drive for Harry Chapin Food Bank

Pickup Monday April 20 from 9-11

Bring your donations *to the office by Friday April 17*

VI. REPORTS FROM COMMITTEES:

Finance: Mike Duiney:

Please make sure to pay your quarterly assessment due by April 10, 2026.

Buildings/Grounds: Mike Poor/Keith Kleeman to co-chair.

A. ATTIC INSPECTION- No update

- B. DISCONNECT PROJECT- Project projected to restart with F building on 6/15. Remaining 12 buildings completed by 10/1. WHEN DISCONNECTS REPLACED IN YOUR BUILDING, THERE WILL BE NO ELECTRICITY FROM THAT MONDAY AM UNTIL THAT FRIDAY PM.
- C. REMODELS
1. Currently 3 major and 7 minor remodels
 2. Garage closet repairs require an Application to Remodel
 3. May 1st Application deadline
 4. Building Committee meets with owner and/or contractor
 5. To decide if our engineer required
- D. REMODEL- OWNER REQUESTING GLASS RAILS- Building Committee will propose a standard/specs for glass rails without frames at either the May or June Board Meeting for a Board vote. **Motion made by Al Delgado to further discussion and to be brought to the next board meeting, seconded by Eric Fehr, UNANIMOUS.**
- E. SPRING PREVENTIVE MAINTENANCE
1. ROOF REPAIRS- quote from West Coast \$8,800. **Motion made by Mike Poor and seconded by Al Delgado, UNANIMOUS.**
 2. CONCRETE REPAIRS- Our engineer inspected our buildings and gave us a report with his recommendations. Nancy is working with our contractor to get a quote for the repairs. WE HAVE BEEN FOLLOWING THIS PREVENTIVE MAINTENANCE PROCESS SINCE 2005. BY MAKING REPAIRS WHEN AN ISSUE FIRST STARTS, WE HAVE AVOIDED MAJOR, COSTLY REPAIRS. We have \$40,000 in the Reserves for this year's work. **Motion made by Mike Poor and seconded by Mike Durney, UNANIMOUS.** I WILL UPDATE AT NEXT BOARD MEETING.
- F. DEHUMIDIFIERS PLUGGED IN DURING MAY – KEEP GARAGE DOORS CLOSED OR WILL NOT RUN. SIGNS FOR GARAGES ON ORDER
- G. 3 FEET UP- ALL CONTENTS OF GARAGES AND GARAGE CLOSETS MUST BE 3 FEET UP SO ASSOCIATION CAN CLEAN GARAGES IF NECESSARY. Tie down paddleboards, etc. HOW ENFORCE?
- H. SUMMER PROJECT LIST- Nancy is compiling a long list

Admissions: Tim Greenwood: Nothing to report

Insurance: Mike Durney: Nothing to report.

Landscape Restoration: Eric Fehr:

Mark/Illumination FL – Landscape lighting. 50% down payment paid. Project to begin in May. Three weeks to complete.

Landscaping: Jan Bateman:

Nothing to report.

Security: Cindi Stone:

Security camera at marina not working. Key Security to repair/replace. Cost \$770.

Yardarm – Smoking in bathrooms. Checking doors at night. Install keypad locks for bathrooms and storage closet.

We are still working on closing off area by Beacon marina to make accessing our property at that end difficult. Additional plants to close off that area and last open area on the property. Cost about \$2,000 for the additional landscaping.

Guard has camera system on his cell phone.

Marylee Querolo – Please bring orchids to the office. Owners will place them on the trees.

The board meeting adjourned at 10:56 a.m. ET- **Motion made by Mike Poor and Seconded by Al Delgado – UNANIMOUS**

VII. NEXT MEETING DATE

Board meeting is scheduled for Monday, May 11, 2026 at 10:00 a.m.

Meeting Minutes submitted by Al Delgado, Secretary