

INDIES WEST ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
Monday, May 11, 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: Nancy Biel, Cynthia Bruno, Nancy Crace, Carol Diehl, Tim Greenwood, Rick Lobalzo, Kay Otterstrom, Marylee Querolo Sheila Riddle, Bill West and Anne Rose Zorn-West, and Betsy Wheeler

III. APPROVAL OF BOARD MEETING MINUTES: From, April 13, 2026. **Motion made to approve by Mike Poor and seconded by Mike Durney, UNANIMOUS.**

IV. BOARD PRESIDENT COMMENTS:

Good morning, everyone.

I don't really have any comments, as we are heading into the off season, certainly not slow as there are a number of projects to complete.

V. MANAGER'S REPORT:

Projects Update: Exterior landscape lighting beings this week. Flower has completed the install of the dehumidifiers in the garages. Please remember to keep garage doors closed, the dehumidifiers were turned back on May 1st. Mark has completed the install of the photocells for the exterior lighting.

JOHNSON'S – SEMI-ANNUAL A/C MAINTENANCE STARTS TODAY; IT WILL TAKE THEM ABOUT 2 WEEKS TO COMPLETE.

Unit Projects Renovations are underway.

Leaving for the Summer: Please remember, all items in garage and garage closets need to be up at least 3 feet.

Housekeeping: Please remember there is no smoking in any of the common areas.

VI. REPORTS FROM COMMITTEES:

Admissions: Tim Greenwood:

Ratify transfer of ownership of G-2 Paul Rockwell to James Ferrera. **Motion made to approve by Mike Poor, seconded by Al Delgado**

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

- A- DISCONNECT PROJECT- BOWEN DIEHL- E and F buildings scheduled for new transformer and disconnects week of June 15th. Goal remaining 11 buildings completed by October 1st. Power off Monday AM until Friday noon. Additional wiring required at an additional cost. Details to follow. Nancy communicates with owners
- B- ATTICS- No plan yet for reminder of the attics. P building additional work needed and we are reviewing with the contractor. Denis Cloutier is reviewing. Robert Rice/Nancy Crace's son had additional comments, regarding the sealing of the air gaps in the cavities. Mike Poor stated these are almost 60-year-old buildings and the way they were built.
- C- REMODELS- 10 remodels with only 3 major ones.
- D- GLASS RAIL BOARD APPROVAL- LISA- Waiting for more information including exact image of rail
- E- GARAGE DOORS CLOSED- DEHUMIDIFIERS RUNNING-Signs being installed in garages as reminder- Like leaving your refrigerator door open. PLEASE KEEP CLOSED

- F- ROOF REPAIRS- \$8,800 BOARD APPROVED- Complete by 7/1
- G- CONCRETE REPAIRS- BOARD APPROVED UP TO \$40,000- Quote \$22,000 and hidden issues could bring up to \$25,000- complete by 9/1. Annual repairs key to avoiding major repair projects
- H- AIR CONDITIONING SYSTEMS- Last only 10 to 15 years in our salt mist environment- 7 units at Indies West have been replaced in past 3 months
- I- OCCUPANY REPORT- EMPHASIZING WHAT NANCY IS ASKING- TEXT, EMAIL OR USE ON-LINE APP TO NOTIFY NANCY YOUR ARRIVAL AND DEPARTURE DATES SO WE CAN OPEN OR CLOSE YOUR UNITS AND FOR OUR GUARD TO KNOW WHO IS IN RESIDENCE
- J- POOL- GRILL REPAIRS-NANCY- RECEIVED MANY COMPLAINTS ON SAFETY AND QUALITY- Nancy, Harry Brady and Eric Fehr working on a solution to either repair or replace in fall.
- K- MARINA- PLEASE REMOVE PADDLEBOARDS AND KAYAKS FROM MARINA BEFORE LEAVING FOR THE SEASON AND IF LEAVE BOAT HAVE HER SECURED.
- L- BOARD INPUT ON ENFORCING GUEST FILLING OUT GUEST FORM WHEN OWNERS ARE NOT IN RESIDENCE- DO FAMILY MEMBERS NEED TO FILL OUT FORM. BOARD AGREED ALL GUESTS MUST GO TO OFFICE AND SIGN GUEST FORM AND READ OUR RULES
- M- REPLACING TABLE AND BENCHES AT POINT- WE HAVE A QUOTE. NANCY WILL PURCHASE TABLES AND BENCHES
- N- REPOSITION FENCE TO ENCLOSE RESTROOMS-NANCY- Brainstorming at our weekly Maintenance Meeting agreed this might be best approach to keeping contractors from using the restrooms. Maintenance felt they could do the work. STILL DISCUSSING

Security: Cindi Stone:

Landscaping is complete at the area by Beacon marina. Nice buffer. Waiting for water wing.

Noticed more activity of trespassers. Adjust Ferney/Access Control adjust hours and days. Mike Poor added, Police were called and arrived and they encourage us to call. Non-Emergency line.. Mike Durney added adjusting hours and rotate days. Eric Fehr added fisherman like to park at the beach parking area.

Finance: Mike Durney:

Working on year end, audit firm will be engaged in the next few weeks. Good shape from last year's stand point. Three units still have not paid.

Insurance: Mike Durney: Nothing to report.

Landscaping: Jan Bateman:

Nothing to report.

Long Rang Planning: Bowen Diehl: Nothing to report.

Social/Yardarm: Liz Haesler/Lisa DeStefano. Nothing to report.

The board meeting adjourned at 10:50 a.m. ET- **Motion made by Mike Poor and Seconded by Bowen Diehl – UNANIMOUS**

VII. NEXT MEETING DATE

Board meeting is scheduled for Monday, June 8, 2026 at 10:00 a.m.

Meeting Minutes submitted by Al Delgado, Secretary