

INDIES WEST ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
Monday, June 8, 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, Al Delgado, Secretary, Mike Durney, Treasurer, Eric Fehr, Keith Kleeman, Mike Poor, Cindi Stone.

Also Present: Nancy Wright, CAM Manager

Owners Present: Cynthia Bruno, Nancy Crace, Carol Diehl, Tim Greenwood, John and Liz Haesler, Rick Lobalzo, Kay Otterstrom, Marylee Querolo, Sheila Riddle, Bill West and Anne Rose Zorn-West, Betsy and Fred Wheeler, Charles Windsor and two additional owners present.

III. APPROVAL OF BOARD MEETING MINUTES: From, May 11, 2026 and May 18, 2026. **Motion made to approve by Mike Poor and seconded by Cindi Stone, UNANIMOUS.**

IV. BOARD PRESIDENT COMMENTS:

Good morning, everyone. Welcome everyone. New agenda item, New Business.

V. MANAGER'S REPORT:

Projects Update:

Exterior landscape lighting has begun.

JOHNSON'S COMPLETED – THE SEMI-ANNUAL A/C MAINTENANCE.

E & F Power scheduled to be off 6/15 – 6/19. CONFIRMATION 6/9. I WILL SEND AN EMAIL.

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.

Mark is on vacation 6/9 – 6/16.

VI. REPORTS FROM COMMITTEES:

Admissions: Tim Greenwood: Absent. Betsy and Al presenting. Admissions met with the Spinell's. They completed the application. During the meeting the Spinell's noted, E-2 will convey to DRVM, LLC. Approval postponed until Admissions meets with the remaining two owner Mr. & Mrs. Pike, via Zoom. Bill West asked if the Board can approval, pending the outstanding title and conversation with the Pike's? **Motion made by Al Delgado and seconded by Mike Durney, UNANIMOUS. Approval of the sale of E-2, pending the interview with Mr. & Mrs. Pike prior to the closing on June 15, 2026.**

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

- A. **DISCONNECT PROJECT-** BOWEN DIEHL- E and F buildings scheduled for new transformer and disconnects the week of June 15th. Power will be off from Monday morning until mid-day Friday. Goal is to complete the remaining 11 buildings by October 1st. NANCY WILL COMMUNICATE WITH OWNERS AS SOON AS SHE HAS A BUILDING'S SHUT DOWN DATES.
- B. **REMODELS-** The 5 major and several minor renovations are underway. So far all going well.
- C. **POOL GRILLS-** Service company coming this month to repair. Until repaired, a sign has been placed in grill area NOT TO USE.
- D. **ROOF CONDENSER TIE-DOWN CABLE/CLAMP AND DISCONNECT BOX-** During their recent semi-annual maintenance, Johnson noted when the roof condensers needed repairs to their tie-down cables and clamps as well as to the electric disconnect. Nancy monitoring that owners have work down since becomes safety concern during a storm. Our salt mist environment is challenging.
- E. **BOARD VOTE TO APPROVE FRONT LANAI GLASS RAIL-** Lisa presented. Owners of Q2/Q4 submitted an application to remove metal railing system with glass rail system. Building committee worked with the owners and the committee requested engineered and stamped drawings. Building committee reviewed all documents and they do meet all building codes, etc. and specifications will be used for Indies West.

Al Delgado question: Is the glass rail system hurricane rated? Yes, per the stamped engineered drawings and city code approval, which includes the height requirement. Documents to be added to the exterior specification documents. **Motion made by Mike Poor and seconded by Eric Fehr, UNANIMOUS.**

- F. BOARD VOTE TO APPROVE ASSOCIATION REPLACING INSULATION ON OWNER'S 4 CONDENSATE LINES IN THE ATTIC.** This is the primary cause of leaks into second floor units and has the potential to lead to mold. COST IS \$440 per unit. Buildings in which owners have already paid to have work done will get a refund. SAME APPROACH WE HAD FOR INSTALLING DEHUMIDIFIERS IN GARAGES. **Motion made by Mike Poor and seconded by AL Delgado. UNANIMOUS.**
- G. OWNERS MOVING ITEMS IN GARAGES 3 FEET UP OR HIGHER-** Most owners complied with our request. IF ANOTHER STORM FLOODS THE GARAGES, DOES THE BOARD WANT TO CHARGE THE OWNERS WHO LEFT ITEMS IN THEIR GARAGES A FEE FOR CLEANING UP? SUGGEST A \$1000. Board will notify owners and discuss the cost, should the items be removed after a storm.

Finance: Mike Durney:

1. Second quarter assessment due July 1, 2026. The old grace period was 30-days. Per the new By-Laws it is a 10-day grace period (July 10, 2026). Please pay, by July 1st, a lot of time is being spent for owners to pay on time.
2. Audit work to begin. Cost is \$10,000, in the past to cost was \$7,000 + work for SBA and hurricane related items. Agreed to no extras, and the increase to \$10,000.

Insurance: Mike Durney: Nothing to report.

Long Rang Planning: Bowen Diehl: Nothing to report.

Social/Yardarm: Liz Haesler. Nothing to report.

Landscaping: Jan Bateman: Nothing to report.

Security: Cindi Stone:

It's been quieter. As mentioned, Ferney hours have been adjusted he works Mon, Wed., Fri., Sat & Sund and Off on Tues. & Thurs. Water wing to be installed at the end near Q and the Beacon House marina. Cannot walk around the seawall. All accesses closed.

NEW BUSINESS: Chris Russell Question: Who purchased the Eaton units (B1/B2)? Al Delgado: Mike Robinon's daughter (Ashley Zimbler) purchased.

The board meeting adjourned at 11:00 a.m. ET- **Motion made by Mike Poor and Seconded by Bowen Diehl – UNANIMOUS**

VII. NEXT MEETING DATE

Board meeting is scheduled for Monday, September 14, 2026 at 10:00 a.m.

Meeting Minutes submitted by Al Delgado, Secretary