INDIES WEST ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
Monday, September 14, 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, Bob Walters.
Also Present: Nancy Wright, CAM Manager
Owners Present: Jan Bateman, Cynthia Bruno, Carol and Slayden Diehl, Tim Greenwood, John and Liz Haesler, Kay Otterstrom, Marylee Querolo, John Towle, Bill West and Anne Rose Zorn-West, Betsy Wheeler, Charles Windsor and two additional owners present.

III. APPROVAL OF BOARD MEETING MINUTES: From, June 8, 2026. **Motion made to approve by Mike Poor and seconded by Bowen Diehl, UNANIMOUS.**

IV. BOARD PRESIDENT COMMENTS:
I hope everyone in our community had a wonderful and enjoyable summer. As we begin the transition into the fall season, I'd like to take a moment to reflect on the past few months and thank everyone for their continued involvement and support of our community.

Although the Board did not hold formal meetings throughout the summer, that does not mean things were quiet behind the scenes. Our Property Manager, maintenance team, and Board members have continued to work hard throughout the season to address issues, oversee the property, and keep our community moving forward.

The Board has also remained actively engaged as advocates for our community. We have continued to communicate, follow up on concerns, and work to ensure that the interests and well-being of our residents remain a priority.

I appreciate the efforts of our Property Manager and maintenance team, as well as the time and dedication of my fellow Board members. Their work plays an important role in maintaining our community and addressing the needs of our residents.

As we move into the fall, we look forward to continuing that work and keeping our community informed and moving in a positive direction. Thank you all for being a part of our community, and I hope everyone enjoyed a safe, relaxing, and memorable summer.

V. MANAGER'S REPORT:
Electrical Project: Ongoing. N & O meter bank & transformer replacement is this week. R, S & T wire pulls this week and next.

Exterior Landscaping Lighting Project: Complete – a few adjustments, etc. and waiting final inspection from the City of Naples. Eric to add input.

Concrete Restoration Project: Nearing completion. For extensive work needed. Mike Poor to explain.

Unit Projects: Under way. Please make sure contractors are cleaning the entryway before the end of each day.

Gas Grills: Cleaned and igniters replaced. U burners to be replace within the next few weeks.

A/C Condensate Line Insulation Project: Ongoing. Approximates 10-12 building remaining. Mike Poor to explain.

Access Control/Ferney: Active summer. Ferney turns away and asks trespassers to leave. Contact the police a few times, without incident.

Audit: Underway. Mike Durney to explain.

Return for Season: Please let me know your dates, and I will add to the calendar.

VI. REPORTS FROM COMMITTEES:

Admissions: Tim Greenwood: Nothing to report.

Landscaping: Jan Bateman: Landscape maintenance has been particularly challenging this past summer. Naples had the warmest August on record, and it was notably drier – 30% less rain than typical during the two wettest months, July and August. Irrigation is still restricted by the city to 2 days a week. Jeff (Pergola) says that the zoysia turf especially has not been happy with signs of stress. So cooler temperatures and more rain will be welcomed.

Pergola crews have been working in tandem with the meter bank and transformer replacement project. Landscaping is removed, held and replanted after each building is completed.

The semi- annual tree trimming has been done.

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

A. DISCONNECT PROJECT- BOWEN DIEHL- Buildings through M have been completed. Final 7 buildings and Yardarm will be completed by November 1st. NANCY FREQUENTLY COMMUNICATES SCHEDULE TO THE OWNERS. More expense then originally thought. Initially thought to be $473,000. Approximate new total $650,000.

B. CONCRETE RESTORATION-First major repairs to the concrete since the Vision Project in 2022/2023. We have $40,000 annually in reserves for concrete repairs. The repairs were more extensive than our initial quote of $25,000 and now are projected to be $50,000. The contractor found areas needing repair that our engineer missed and one back balcony had to be completely rebuilt. WE SAVE A SUBSTANTIAL AMOUNT OF MONEY BY FINDING PROBLEMS WHEN THEY FIRST APPEAR AND NOT WAITING UNTIL THEY BECOME A MAJOR REPAIR.

C. REMODELS- Projecting that the 4 major remodels will be completed by the November 1 deadline. NEXT SEASON WE NEED TO BE STRICTER ON CONTRACTORS PROTECTING THE STEPS AND LANDINGS

D. MANSARDS CLEANED- Look great and in October company will return to inspect.

E. POOL- Grills cleaned and starters replaced. This month burners will be replaced than they should operate like new. WOULD APPRECIATE FEEDBACK ON HOW THEY ARE WORKING.

F. MARINA- This month Maintenance will treat the pier boards.

G. ASSOCIATION REPLACING CONDENSER'S CONDENSATE LINES IN ATTIC- Worn insulation on condensate lines in attic is source of MOLD and CEILING LEAKS. We hope to have all units completed by December. Marylee questioned who noticed the condensate lines failing? Mike answered it's been an ongoing problem. Time to do the work for all units.

H. MAINTENANCE PROJECTS- Team makes great progress weekly with large and small projects. Continually repairing and improving our property contributes to making indies west the best place to live in Naples.

Finance: Mike Durney:
The audit of the financial statements for the year ended March 31, 2026 is ongoing. The firm doing the work is short staffed so the process moves very slowly. I hope it will be done before the next Board meeting.

We have a delinquent unit - E3. They paid their first quarter assessment in July and have yet to pay their second quarter assessment. We will charge them the $50 late fee for each and 18% interest until paid.

The bylaws allow the Association to change a late fee to the maximum amount allowed by Florida law, which is up to 5% of the assessments. Since our assessments fluctuate quarterly, Tim Greenwood asked about the fee. It is a one-time fee. Maximum is 5%. Al Delgado asked the question, are you wanting to change the fee, and effective for the third quarter. **Mike Durney made a motion to establish a late fee going forward of $300 for any payments not received by the due date. Seconded by Al Delgado. UNANIMOUS.**

Insurance: Mike Durney: We have begun completing the paperwork. Charles Windsor asked if the additional claims filed for the hurricane are dead, regarding the subsequent claims filed by the owner filed through the

Association policy. Tim Greenwood spent months trying to correct our claim and was foiled from all angles. So, I gave up.

Long Rang Planning: Bowen Diehl: Meeting to be scheduled in October.

Security: Cindi Stone**:**
I touched base with Ferney when I was there and he said everything going smoothly and no major issues...He does a fabulous job as I mentioned. He is prompt, reliable and diligent!

Social/Yardarm: Liz Haesler not present. Lisa noted, Yardarm minor changes, hot water heater is in the Yardarm. Trash pull out is on the left, working much better and a backsplash is being added. Social calendar is coming, per Liz.

ESA Application by Richard Cyr. Lisa DeStefano recused herself. Bowen Diehl: Richard filed all the appropriate paperwork for an Emotional Support Animal. Per counsel, and per our policies and procedures, all requirements have been met. We are compelled to approve it. Richard and Lisa's letter was very respectful and they fully intend on making sure the dog is not a nuisance and the dog will b taken off property to relief itself. Small terrier mix dog, trained. Name is Tuk. AnneRose stated, we as a community should have an area within the property where animals can relief themselves. Charles Windsor asked the question; can we reexamine the pet policy? Bowen stated, that is a more global discussion and a community vote. He will speak with Lisa. Charles stated, maybe we could send a survey. Keith Kleeman stated, he does not see an issue, Lisa and Richard are very respectful, Bowen Diehl agreed. **Eric Fehr made a motion to approve Richard Cyr's ESA, seconded by Al Delgado. UNANIMOUS.**

The board meeting adjourned at 10:50 a.m. ET- **Motion made by Bowen Diehl and Seconded by Eric Fehr. UNAMINOUS**

VII. NEXT MEETING DATE

Board meeting is scheduled for Monday, October 12, 2026 at 10:00 a.m.

Meeting Minutes submitted by Al Delgado, Secretary