

Indian Wells Golf Villas Homeowners Association, Inc.

*c/o Anchor Associates, Inc.
2340 Stanford Court
Naples, FL 34112
(239) 649-6357, office (239) 649-7495, fax*

Board of Directors' Meeting

Date: Wednesday, January 7th, 2026

Time: 7:00 PM

Place: Via Zoom

Meeting ID: 239 649 6357

Passcode: anchor

Phone In: Dial 305 224 1968

Meeting ID: 239 649-6357

Passcode: 847606

<https://us06web.zoom.us/j/2396496357?pwd=D5PjSz8isKrrHW6P86HWufDXdvbyNr.1&omn=84547324991>

Agenda:

- Call to Order
- Certification of the Presence of a Quorum and Proof of Notice
- Approval of Prior Meeting Minutes
- Unfinished Business
 - Irrigation for north cul-de-sac plantings-Miguel has been given approval
 - Ponds update / LCDD has been notified
 - Mailbox update-competitive bids
 - Road and Wall Repairs
 - ARC Approvals
- New Business
 - Continuing Education
- Owner Comments
- Adjournment

All owners are invited to attend.

Michael Cohen, CAM

Anchor Associates, Inc. – for Indian Wells Golf Villas Homeowners Association, Inc.

Indian Wells Golf Villas

Homeowners Association, Inc

Board Meeting Minutes

Wednesday, December 3rd, 2025

CALL MEETING TO ORDER

Meeting was called to order at 7:00 pm

ESTABLISH QUORUM

The following board members were present or via conference; therefore, a quorum was established: Bill Fox, Meagen Billings and Pat Buchenroth. Also, in attendance was the Association Manager Michael Cohen.

Approved Meeting Minutes – Pat made a motion to approve the prior meeting minutes, and the motion carried unanimously.

UNFINISHED BUSINESS

- Miguel as the Stahlman Supervisor – Bill spoke to Miguel and his Boss (Joe), and reviewed communication over the past. The feeling is that he does need to be nudged from time to time and follow up is questionable. The Board will continue to monitor the situation however for now, we will keep the status quo. Additionally, Michael will send feedback request from the neighborhood on feelings on Miguel and Landscaping
- Pond update – Michael will verify that Kevin/LCDD is on top of.
- Mailbox discussion. Michael will get a list of communities where Beautiful Mailboxes has painted and refurbished.
- Road and Wall Repairs – Front entrance wall damage that Bill will work on, with a couple of strong assistants. Road issues are more noticeable. Decision would be to either sealcoat one more time or take next step the replace the road, at a cost of almost \$100,000.

NEW BUSINESS

- Board member replacement for Tricia O. The Board has decided to agreed to appoint Andrew Fox to the Board. Pat motioned to approve Andrew. Meaghan 2nd. Motion unanimous.
- Tree Trimming. May need to go to a permanent schedule (per Stahlman Request). We will monitor in April/May to determine appropriate schedule.
- Continuing Education – all 3 original members need 1 hr additional class, and Andrew will need full 4 hr class.

COMMENTS – Lighting issue at the entrance. Paul and Andrew have volunteered. Paul brought up landscaping issues and possible improvements.

ADJOURNMENT - Pat made a motion to adjourn the meeting, and the motion carried unanimously. The meeting adjourned at 7:58 pm

Indian Wells Golf Villas Homeowners Association, Inc.

Run Date: 01/07/2026
Run Time: 02:14 PM

FUND BALANCE SHEET

As of: 12/31/2025

Assets

Account	Operating	Reserves	Total
Assets			
01010 First Horizon - Operating	\$35,434.33	\$0.00	\$35,434.33
01310 Accounts Receivable	\$500.00	\$0.00	\$500.00
02010 First Horizon - Reserves	\$0.00	\$49,919.56	\$49,919.56
02116 First Horizon CD # 8691 3.30% 10/17/26	\$20,994.53	\$0.00	\$20,994.53
Assets Total	\$56,928.86	\$49,919.56	\$106,848.42
Total Assets:	\$56,928.86	\$49,919.56	\$106,848.42

Liabilities

Account	Operating	Reserves	Total
Liabilities			
03310 Prepaid Owner Maintenance	\$10,184.00	\$0.00	\$10,184.00
Liabilities Total	\$10,184.00	\$0.00	\$10,184.00
Total Liabilities:	\$10,184.00	\$0.00	\$10,184.00

Equity

Account	Operating	Reserves	Total
Reserves			
05010 General Reserves	\$0.00	\$49,919.56	\$49,919.56
Reserves Total	\$0.00	\$49,919.56	\$49,919.56
Equity			
05510 Fund Balance	\$44,636.79	\$0.00	\$44,636.79
Equity Total	\$44,636.79	\$0.00	\$44,636.79
Current Year Net Income/(Loss)	\$2,108.07	\$0.00	\$2,108.07
Total Equity:	\$46,744.86	\$49,919.56	\$96,664.42
Total Liabilities & Equity	\$56,928.86	\$49,919.56	\$106,848.42

Indian Wells Golf Villas Homeowners Association, Inc.

Run Date: 01/07/2026
Run Time: 02:14 PM

INCOME STATEMENT

Start: 12/01/2025 | End: 12/31/2025

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
06310 Assement Income - Operating	9,043.03	9,064.50	(21.47)	108,688.00	108,774.00	(86.00)	108,774.00
06311 Assessment Income - Reserve	666.63	666.63	0.00	8,000.00	8,000.00	0.00	8,000.00
06380 Operating Interest	0.00	0.00	0.00	790.48	0.00	790.48	0.00
06390 Reserve Interest	73.69	0.00	73.69	888.57	0.00	888.57	0.00
06410 Late Fees/Interest	(358.02)	0.00	(358.02)	238.68	0.00	238.68	0.00
06920 Other Income	0.00	0.00	0.00	165.00	0.00	165.00	0.00
Income Total	9,425.33	9,731.13	(305.80)	118,770.73	116,774.00	1,996.73	116,774.00
Total Income	9,425.33	9,731.13	(305.80)	118,770.73	116,774.00	1,996.73	116,774.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
ADMINISTRATIVE EXPENSE							
07010 Management	931.33	931.37	0.04	11,175.96	11,176.00	0.04	11,176.00
07140 Office Expenses/Postage	212.61	166.63	(45.98)	1,730.81	2,000.00	269.19	2,000.00
07150 Tax Return Review & Prep	0.00	0.00	0.00	295.00	295.00	0.00	295.00
07160 Professional Fees	0.00	166.63	166.63	0.00	2,000.00	2,000.00	2,000.00
07250 Annual Fees & Licenses	0.00	0.00	0.00	61.25	62.00	0.75	62.00
07810 Insurance-Liability/Property	0.00	541.63	541.63	6,172.72	6,500.00	327.28	6,500.00
07910 Lely Resort Master Association	0.00	0.00	0.00	4,375.00	4,376.00	1.00	4,376.00
ADMINISTRATIVE EXPENSE Total	1,143.94	1,806.26	662.32	23,810.74	26,409.00	2,598.26	26,409.00
MAINTENANCE EXPENSE							
08010 Holiday Decorations	114.08	20.87	(93.21)	114.08	250.00	135.92	250.00
08030 Gate Maintenance	2,803.49	112.50	(2,690.99)	5,486.29	1,350.00	(4,136.29)	1,350.00
08040 Landscape-Commons	75.00	208.37	133.37	525.00	2,500.00	1,975.00	2,500.00
08050 Lawn Maintenance-Homes	4,190.55	4,190.62	0.07	50,286.60	50,287.00	0.40	50,287.00
08055 Mulching	11,102.40	750.00	(10,352.40)	11,102.40	9,000.00	(2,102.40)	9,000.00
08070 Sprinkler Maintenance	425.00	333.37	(91.63)	2,070.00	4,000.00	1,930.00	4,000.00
08090 Tree Trimming	1,495.09	333.37	(1,161.72)	4,800.09	4,000.00	(800.09)	4,000.00
08091 Pest Control - Commons	590.00	333.37	(256.63)	2,670.00	4,000.00	1,330.00	4,000.00
08110 Wall Maint./Pressure Cleaning	3,403.00	166.63	(3,236.37)	3,403.00	2,000.00	(1,403.00)	2,000.00
MAINTENANCE EXPENSE Total	24,198.61	6,449.10	(17,749.51)	80,457.46	77,387.00	(3,070.46)	77,387.00
Utilities							
08930 Electricity	30.43	83.37	52.94	649.30	1,000.00	350.70	1,000.00
08950 Telephone Expense	175.01	166.63	(8.38)	2,580.71	2,000.00	(580.71)	2,000.00
09011 Contingency	275.88	164.87	(111.01)	275.88	1,978.00	1,702.12	1,978.00
Utilities Total	481.32	414.87	(66.45)	3,505.89	4,978.00	1,472.11	4,978.00
RESERVE FUNDING							
09910 Reserve Contribution	666.63	666.63	0.00	8,000.00	8,000.00	0.00	8,000.00
09990 Reserve Interest	73.69	0.00	(73.69)	888.57	0.00	(888.57)	0.00
RESERVE FUNDING Total	740.32	666.63	(73.69)	8,888.57	8,000.00	(888.57)	8,000.00
Total Expense	26,564.19	9,336.86	(17,227.33)	116,662.66	116,774.00	111.34	116,774.00
Net Income	(17,138.86)	394.27	(17,533.13)	2,108.07	0.00	2,108.07	0.00

Indian Wells Golf Villas Homeowners Association, Inc.

Run Date: 01/07/2026
Run Time: 02:14 PM

AGED OWNER BALANCE

As of: 12/31/2025

Account#	Lot	Name/Address	Current	Over 30	Over 60	Over 90	Total
8422	8422	Michelle Maar 8422 Indian Wells Way	\$0.00	\$380.00	\$120.00	\$0.00	\$500.00
Community Total			\$0.00	\$380.00	\$120.00	\$0.00	\$500.00