Indianwood Homeowners Association Inc.
Minutes of the Board of Directors Meeting
Held on Tuesday, October 20, 2026
4:00 pm in Shaw Hall

The Monthly Meeting of the Board of Directors of the Indianwood Homeowners Association, Inc., a not-for-profit corporation in the State of Florida was held Tuesday, October 20, 2026, in Shaw Hall.

Call to Order The meeting was called to order by Eugene Christadore, President, at 4:03 p.m. with the Pledge of Allegiance to the Flag.

Directors Present: Present were Gene Christadore, President; Doug Caldwell, Vice President; Renee Talabac, Treasurer; Catherine Giesbrecht, Secretary; John Coll, Member-at-Large; David Jeffs, Member-at-large; Caryn Schneider, Member-at-Large. The full Board was present.

Minutes of the Previous Meeting: The minutes of the Monthly Meeting held on September 8, 2026, were submitted and read aloud by Secretary, Catherine Giesbrecht, as required by the IHOA's current set of By-Laws. The minutes were emailed to the IHOA membership prior to the meeting and are available to members upon request in electronic format. Paper copies of the minutes are available in the rack by the IHOA office door. A motion to accept the Minutes as read was made by Doug Caldwell and seconded by Caryn Schneider. The Minutes were approved as read.

Martin County Sheriff's office: Gene introduced the new Community Relations Officer, Reese. He was assigned to our area a few years ago as a detective and is back again at the Indiantown facility. Reese spoke briefly to the meeting attendees and stated that his job is community relations and problem solving.

Park Manager's Report: Kris DeCesare reported the following:

- The materials are on order for the rec center roof repair needed over the sales office and the library.
- Book shelves are here and will be installed after the roof is repaired.
- Some Bingo Hall furniture is here and more is on the way.
- Delivery of pool furniture is due by the end of October.
- Still aiming for a November 1st occupancy date for the Bingo Hall and kitchen.
- Pool heater is due on Nov 15th.
- The kitchen stove failed inspection and rewiring is needed – Troy is working on that.
- The A/C will be replaced/upgraded when the roof repair is completed.
- The drainage of the ground around the small pool and that end of the rec center has been improved.
- Signage for the rec center is coming.
- The sign out front is still to be replaced (due to the lightening strikes that we've had).
- The sports courts are almost done.
- The new project manager is Paul, but he will not be on the job until 2027.
- Speed bumps have been pushed to 2027.

- Sea walls – the bid is in and the plan is being developed. Kris is pushing for work to start as the situation has become urgent for the houses that border the big lake on the golf course. The rest of the park is slated to be done in 2027.
- November 13th is the Harvest Fest, sponsored by Legacy. 4pm-6pm in Shaw Hall. A free meal and other fun activities. RSVP is required for the caterer's head count.
- Mary resigned as Administrative Assistant in the Legacy office, and it will be a while before a new person is placed in that position.

President's Report: Gene Christadore, President, welcomed everyone back for the Season. Gene reported that Board members met with our attorney to address the rental increases for 2027 and to see what might be done about them. Our attorney advises that land-lease parks like ours are garnering more attention in the press, and the staffing of the Florida State DBPR has been increased in order to address issues that arise between parks and owners. The problem is that the wording of Statute 723 is deliberately vague, and it's not clear what constitutes an "unreasonable" rental increase rate. We will be meeting again with the attorney about this issue.

Gene spoke at length about a very unfortunate development, specifically that our attorney strongly advises us to sever cooperative activities with the Community of Indianwood Activities committee (CIA) due to their long time use of a 50/50 and a Lottery Tree as fundraising activities; both are not legal fundraising activities for a not-for-profit corporation, which is the CIA's status since the Legacy purchase of the park. An additional issue is that, as an external, stand-alone corporation, the CIA is not accountable to any other entity for their financial operation. While they are governed by Statute 617, as are we, they do not answer to Statute 723, which we do. They do not have an elected Board of Directors or membership meetings.

The concern for the IHOA is that Legacy has a reputation for dissolving HOAs in their parks unless those HOAs are duly incorporated and operate strictly according to Florida Statutes 723 and 617. The CIA is not legally capable of representing the park residents in any disputes that arise with the owner, whereas that is the main mission of the IHOA and one that, for the future good of the park, must be preserved.

In addition, Legacy is technically guilty of a Statute 723 violation in allowing the CIA -- which, since the park's sale, has become an external corporation -- to make money by using the common areas of our park. Our prospectuses specifically state that this is not permitted.

Gene acknowledged that the situation has caused hard feelings on both sides. He stressed that the IHOA is not trying to stir up interpersonal conflict. What the Board is trying to do is preserve the IHOA's status such that Legacy cannot dissolve it, which would leave the park residents with no representation or advocate.

The Board sent a letter to the CIA, with a copy to Legacy management, in which we stated our attorney's advice about the situation. We have invited the CIA to consider coming under the umbrella of the IHOA as the IHOA Activities Committee, much as they operated as a committee under the prior Indianwood Co-op; this would resolve the accountability issues that stand in our way at the moment.

A motion to accept this report was made by Catherine Giesbrecht and seconded by Renee Talabec. The report was approved as presented.

Treasurer's Report: Renee Talabac, Treasurer, presented the financial report of the organization for the month of September 2026. The opening balance was 16, 715.63. The closing balance was $18,090.03. This report is publicly posted on the board outside the IHOA office and is available digitally upon request by IHOA members.

A motion to accept this report was made by John Coll and seconded by Caryn Schneider. The report was accepted as presented.

Committee Reports:

Home and Grounds: David Jeffs reported that, as we've already heard, the renovations are moving forward.

Communications: David reported that the IHOA's website is up and running and can be found at ihoaindianwood.com. He added that the Rules and Regulations that we proposed to Legacy last year have still not been acted on by Legacy, which is a violation of Statute 723.

A motion to accept these two reports was made by Renee Talabec and seconded by Doug Caldwell. The reports were approved as presented.

Resident Aid Committee and Love Drive. Chicky reported that there were 52 visits in September. Only a few get-well cards were sent due to the change of committee members; with the addition of Lisa Flickinger on the Committee, the card sending will resume. Chicky also reported that Sister Elizabeth, who has been a resident here in Indianwood for some time, passed away in September.

Love Drive Fund: Donations of food and groceries were received and distributed. Eleven meals from the Labor Day breakfast were distributed to residents who could not come to Shaw Hall. Chicky noted that the Love Drive still has a pot of money that came from the Co-op's memorial clock fund, and this is available for emergencies. She reiterated that if you know someone in need, please contact her.

Old Business:

- New By-Laws are required and that process will start soon. Catherine Giesbrecht will chair that committee. The final step in the lengthy process will be a special meeting for the adoption of the by-laws by the membership.
- Community Phone Book: we are still in need of residents' consent forms in order to make this happen. Our projected date to publish this phone book is early January. Please submit your release form so that your address and phone number can be included in the Community Phone Book.
- Nov 14-15 yard sale – the IHOA is currently collecting donated items that we can sell at the yard sale as a fundraiser.

A motion to accept the Old Business report was made by Catherine Giesbrecht and seconded by John Coll. The report was approved as presented.

New Business:

- The annual IHOA membership drive will take place in November.

- We are sponsoring a Halloween Celebration on October 31st – a date that we reserved with Legacy last June.
- Potluck at the Pool: we hope to revive this once-popular activity and hold it once a month during the Season. Look at NextDoor for announcements (the next one will likely be in December).
- The Mardi Gras Ball and the Mardi Gras Golf Cart parade are coming up in January and February. Susan Dralle, who is our resident expert on Mardi Gras, is spearheading the festivities, and we look forward to working with everyone to make this a really fun event for the Indianwood community.

A motion to accept the New Business report was made by John Coll and seconded by Renee Talabec. The report was approved as presented.

Gene Christadore adjourned the meeting.

Respectfully submitted,

Catherine Giesbrecht

Catherine Giesbrecht
Secretary