Indianwood Homeowners Association Inc.
Minutes of the Board of Directors Meeting
Held on Tuesday, April 14, 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, September 8, 2026, in Shaw Hall.

Call to Order The meeting was called to order by Eugene Christadore, President, at 4:06 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. A quorum of the total Board was present.

Minutes of the Previous Meeting: The minutes of the Monthly Meeting held on May 12, 2026, were submitted and read aloud by Secretary, Catherine Giesbrecht. 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 Caryn Schneider and seconded by Renee Talabec. The Minutes were approved as read.

Park Manager's Report: Kris DeCesare reported that the exterior painting of the Rec Center is done and the landscaping is 90% done (the rest will be finished in 2027). Kris stated that the former project manager, Sean, had screwed up the project and that they are just now getting back on track after his resignation from the company. Alex Fells, the Vice President, visited last week and toured the project, and he says he will make sure that the work is resumed soon. They are predicting a Nov 1st occupancy date for the Bingo Hall. The stove for the kitchen has arrived and will be installed next week. The kitchen will become available after the fire marshal inspects everything and gives the ok. The Seminole Room, which is to become the Legacy office, is still a disaster and will require a new roof and new construction – the room is riddled with leaks and mold. The sports courts are coming along and a shed will be erected for equipment. The space that was the former gym and will be the new patio needs to have the flooring redone. Kris warned residents not to walk in that space because the floor is slippery due to the shoddy work done by the contractor. The lights to the entrance of the park have been rewired by FPL, and the electrician will come soon to finish the job. Kris inspected the situation and saw that the park entrance had been hit no less than three times by lightening, frying all the wiring. The library shelves and tables are on order. Kris will need volunteers when it comes time to sort and reshelve the books that are in storage. Speed bumps, despite their unpopularity, will be installed on our roadway in order to stop people from speeding their vehicles through the park.

President's Report: Gene Christadore, President, welcomed everyone back to our regular meetings. He noted that the Board, despite not holding meetings in the summer, has nevertheless been busy with projects, including weekly Bingo and monthly Karaoke. Our office processes have been streamlined and the office has new equipment. It is imperative that the Board operate with better technology since we have taken on the publication of The Arrow and have a new website. Gene announced that we no longer have to retain our records on paper and they are being scanned into a Sharepoint file. They are still accessible to

anyone needing to see them, but they will not be taking up space in the office any longer. On Sept 2nd Gene and Catherine met with Legacy representatives Alex Fells, Beth Pogue, and Kris Decesare in order to discuss the upcoming rental increases – this meeting was requested by Legacy but it does not count as the Statutory Meeting that the Board is allowed to request each year. Alex gave us the increased amounts, and it became apparent that those who have 'market value' prospectuses (P3, P5, and P6) are slated for substantial increases, with the highest increase going to the P3s that were signed under the Co-op, before the Legacy purchase – those residents will have 9% increases. We objected and will be contacting our attorney. There will be a Statutory Meeting soon. Our objection stated to Legacy in the meeting is that we have had not the use of most of our amenities for over a year, thus leading to a 723 violation where rents cannot be raised if amenities have been reduced. We will pursue this as a complaint to the DBPR for arbitration if necessary, but we are hesitant to go to the litigation route since we know of another Legacy Park that is now in year 2 of litigation and has spent well over $50K to get that far.

Gene noted that this is what the IHOA is all about, and the financial support of the residents for IHOA activities helps us afford to contact our attorney and request guidance and services.

There was a question from the floor as to whether we would get any money back if the rent increases are subsequently denied. The answer is no.

Another resident questioned if there is a ceiling for the rental rate, and Gene answered that there is no ceiling for the P3, P5, and P6 Prospectuses. Thus it seems Legacy has been funding the renovations promised in the Co-op Closing documents with our 2026 rent increases instead of using money that they were supposed to have put aside as required by the covenants at Closing.

A motion to accept this report was made by John Coll and seconded by David Jeffs. The report was approved as presented.

(Change of Agenda Order to accommodate Caryn Schneider's schedule):

Community Phone Directory: Caryn reported that the Community Phone Directory project is still very much alive, but we have received only about 100 consent forms – we need more than that to make it happen. We are hoping to receive more consent forms when the snowbirds return for the season.

A motion to accept this report was made by John Coll and seconded by David Jeffs. The report was approved as presented.

Treasurer's Report: Renee Talabac, Treasurer, presented the financial report of the organization for the months of May, June, July, and August. Opening balance May: $19,779.94; closing balance: $19,477.76. Opening balance June: $19,477.76; closing balance $18,198.86. Opening balance July: $18,198.86; closing balance $17,936.91. Opening balance August: $17,936.91; closing balance $16,715.63. 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 Doug Caldwell and seconded by David Jeffs. 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 is up and running and can be found at ihoaindianwood.com.

David noted that he plans to step aside from the Board due to work and health issues.

A motion to accept these two reports was made by John Coll and seconded by Renee Talabac. The reports were approved as presented.

Veteran's Committee: In the absence of Ben Sweatland, Veteran's Committee Chair, Gene Christadore reported that plans are being made for the annual Veteran's Day Program. More information to come.

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

Resident Aid Committee and Love Drive. Chicky Hanson was not able to make the meeting, so Catherine Giesbrecht read her report. Cards and visits: 1 sympathy, 2 get well, 1 thinking of you, 1 anniversary, and 236 visits over the summer.

Chicky thanked Elaine Dufour for being a member of the committee and sending out the cards. Due to illness, Elaine has moved to Connecticut permanently. Lisa Flickinger is joining the committee and will take on the job of sending cards.

Residents who passed away: John Fails in May; Richard Werkmeister in June; Gerry Smith, Floyd Camp, Walt Sisom, and Ken Fanger in July.

Love Drive Fund: Donations of food and groceries were received and distributed. In addition, Dollar General Gift Cards were distributed with funds received. Meals from the Memorial Day and July 4th luncheons were distributed to residents who could not come to Shaw Hall for the meals.

CIA Report: John Affrunti reported that the Season is gearing up and the CIA will hold its usual monthly breakfasts, ice cream socials, and dances. There will also be a Neil Diamond Tribute concert in November that will be free to all residents. John requested that people not take free tickets if they do not plan to attend the activity. The free breakfast in September saw a distribution of 140 tickets, but only 95 people came. John reminded people that we frequently have waiting lists for free tickets – so if you're not going to use yours, please return it so it can be given to someone else. He also noted that these activities are for Indianwood residents only, and not for guests.

John thanked the IHOA for keeping things going over the summer with the monthly Karaoke/Dance evenings.

CIA dances coming up are September 19th and October 24th. The October dance will be a costume party event since it is so close to Halloween.

As soon as the kitchen in the rec center is available, the CIA's monthly breakfasts will resume.

John stated that popular entertainer "Big T" will do the New Year's Eve Dance this year.

Old Business:

There was no old business.

New Business:

The IHOA needs to redo its by-laws; this process will be lengthy because it will have to involve attorney review and a subsequent vote by the membership. A special meeting will be called at that time.

The new website contains quite a bit of information now: calendar of events, the latest issue of The Arrow, documents you can download, etc. We are still working on it, but it is available for use by residents.

The IHOA karaoke night is Sept 26 and the Halloween Celebration is Oct 31st: costume contest, door prizes, silent auction. Note that the Oct 31st event is not karaoke this time – instead it will be a dinner and dance.

The IHOA will again be accepting donations for the November yard sale. More information to come.

Gene Christadore adjourned the meeting at 5:02 p.m.

Respectfully submitted,

Catherine Giesbrecht

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Secretary