

Indian Lake Estates, Inc
Board Meeting
November 20, 2025

President, Julie Arbeau, called the meeting to order at 7:00 PM.

1. Roll Call: Present, Julie Arbeau, Frank Miller, Rod Raner, Mary Darrow, Rebecca Watson and Al Olivieri & Shelby Wilson GM, Bill Haack attended via phone in.
2. Approval of Minutes- Rebecca Watson moved to approve minutes from September 27, 2025, as read, Frank Miller 2nd. All in favor, motion carried.
3. Treasurer's Report –
4. Presidents Message- Julie Arbeau reported the upcoming General meeting will be on December 11. We will be voting on new board members and the budget. We will also provide cookies and beverages. Candidate night will be December 4th when the community can come out and meet the candidates and ask their questions. Julie met with Roger and they discussed making changes to our fees. He will be sending over an amendment to our contract to change some of those fees. Estoppels have also been brought back in house instead of being handled by Real Manage. This has helped us return to our previous fees and collect and keep those fees ourselves. Real manage also agreed to make a change to how the statements will be sent out. All statements will be sent quarterly, minus those that are over \$10k. There is an additional cost of \$7.50 each time a past-due statement is mailed, and this cost is passed on to the property owner. For accounts that have huge amounts of money and don't pay we will not continue to accrue higher balances and fees than we will most likely get back. Toast implementation has continued this will help track cost and inventory. Something that was not done well in the past. They hope to have the process completed by the end of the year. The lights on Deland have been fixed and are working properly now. The gate has also been fixed from the issues it was having last weekend. Shelby has been working to fix the voice box issues and is hopeful she can do that. Danny and his team at the golf course have finished the over seed. They worked very hard and put in extra time to get our golf course in better condition. The Golf Committee voiced in their meeting this week how very proud they were of Danny and his team and all the hard work they have put in. We finally have an ice machine back in the ballroom and Tim has been working to install that so it is hopefully up and running for the Christmas Bazaar this Saturday.

5. Committee Reports

Golf- Al Oliveri reports golf is up 20,000 over last year. Advertising for golf needs to be done to increase business. There is a rate increase for the season and membership increase. They would like to put a billboard near the Lake Wales golf course to advertise our golf.

Social- Rebecca Watson reports Christmas Bazaar happening this weekend in the Ballroom. Also the NYE party is coming up on NYE. Tickets are currently on sale.

Roads- Frank Miller reports road paving has been completed. Emergency Exit and fire house has been done as well.

Restaurant- Frank Miller reports on Toast implementation in the restaurant and upcoming activities in the Restaurant.

6. Old Business- no old business

7. New Business

- a) Business and Commercial Property owners voting rights when they also reside in ILE

- Business owners get a vote, however, if they also own a home they would still only get one vote. (This was a clarification not vote needed)
- b) 2026 calendar of meeting dates and times
- Move to Dec. 18th meeting
- c) Revision of Dock slip fees for 2026
- Raising fees to 100\$ per month starting Jan. 2026. Rebecca Watson moved to approve. Frank Miller 2nd. All in favor 0 opposed. Motion passed.
- d) Damages to ILE assets and property
- Accident damage procedure need to be created. Policy needs to be created w/incident report
- e) Septic Tank for Clubhouse Ballroom
- Tabled
8. Adjournment, Al Olivieri moved to adjourn the meeting at 7:42, Mary Darrow second. All in favor, motion carried. Meeting Adjourned.