

October 17, 2016

2016 Annual Indigo Plantation Property Owners Association, INC. Meeting

October 15, 2016

Minutes

President Jim Poppe welcomed all in attendance.

Quorum and Meeting minutes 2015

A quorum was present and the annual meeting was commenced. Secretary Claus Fey read the minutes from last year's meeting. A motion was put forward to adopt the minutes and there was a second. The minutes were adopted.

Financials/ Budget 2016/2017

Financial Statements (Balance Sheet, Income Statement) as of September 2016 were handed out and reviewed. Steve mentioned that he will work to update the format of the information by combining some line items (e.g. Clubhouse and Facilities) to make the statements a little easier to read. The overall financial standing of the POA is very solid. Biggest upcoming expense over the next couple of years will be the new pool. The new budget will mirror last year's to a large extent with moving money to the reserve for the new pool being the biggest change. The new budgeted was approved.

Election of Board Members

The proxies and ballots were tallied for the election for new members to the board. With a total of 107 votes casted the necessary quorum was reached and the new board members were announced. Steve Baldi and Ginny Prunty were elected to the board.

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President Jim Poppe thanked John Hamilton and Paxton Watkins for their work as board members and thanked all that ran for the board this year for their willingness to serve our Property Owners Association.

ARB (Architectural Review Board)

The ARB consists of 4 current board members and only 1 additional member. During a discussion agreement was reached that the POA would benefit from distributing the work-load across more shoulders and not rely so heavily on board members alone. Jim Poppe highlighted that work on the ARB benefits from experience in the area of landscaping and building. He appreciates that John Hamilton and Paxton Watkins are willing to continue to work on the ARB after leaving their board positions. That will help with consistency and background knowledge of the history in the neighborhood. If you are interested in serving on the ARB, please send a brief email to Jim Poppe with your qualifications.

Property Report

John Hamilton gave a summary of work around the property, recent clean-up efforts after hurricane Mathew and some good discussion developed around the questions of tree removal; responsibility of cleaning the ditches along the roads (It is the responsibility of the town of Southport); the deer situation in the neighborhood (Will be followed up on by the board); appearance of private and community property. John, Jim and Paxton highlighted that our neighborhood is in a maritime forest that requires us to follow the respective rules and limits certain changes. Our trees also help protect the neighborhood from wind and storms. Landscape Guidelines exist and will be put on the Indigo POA website (www.indigopoa.com, go to the Landscaping Committee tab). Since these rules are relatively old, they will be reviewed, whether changes should be made. A 'happy medium' between natural and well maintained look should be the goal for the neighborhood.

Other Questions:

The conversation about Marina access continued from last years meeting. Jim Powell (Elderman City of Southport) pointed out that the area behind the power station on Indigo Plantation Drive is private property and belongs to BHI LLC. It was

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acknowledged that relations with the guards have much improved. Paxton Watkins had contacted BHI Inc. and discussed our concerns. An idea to buy a slip as POA and give IDs to all owners can't be accepted as it creates insurance issues. An event like the recent Shrimp Broil at the Marina is also a sign that things have improved. While the Marina benefits from having their name mentioned in the context of our neighborhood, so do we by being able to say that we have a Marina right next to our neighborhood.

A question was raised whether the **covenants** could be updated to allow neighbors to keep their boats in driveways longer as currently stated in article 10/3 for cleaning and repair purposes. The consensus was that the neighbors do not see a problem in keeping boats on trailers in driveways for about 48 hours for needed repairs and cleaning, but don't see a need to change the covenants.

Claus Fey encourages all Owners to sign up to our **POA website** for information, updates, pictures and much more. www.indigopoa.com. An idea to add a tab that allows neighbors to share their experience with handyman, contractors, painters, etc. will be followed up on. Jim Poppe highlights that we need to ensure these recommendations can not be viewed as endorsements by the the POA as to not create liability issues. Goal is to do most communication and information for the POA paperless via e-mail and web access.

New Pool

More money has been moved into the reserves for the necessary pool improvements. A pool committee has been formed to start exploring options. Deborah Alt and Rhodes Messick have volunteered to join the Pool Committee. More members welcome.

Options available to us range from a low budget solution that would just focus on fixing the current aging pool, via a base model that would expand the pool into the property owned by the POA right next to the current pool to allow lap swimming etc. At the top end would be options that consider adding exercise facilities and locker rooms to the clubhouse.

Updates will be provided as new information becomes available.

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Neighborhood survey

As more questions were brought up that are worth exploring, the board will create an online-survey that will list these questions and solicit input from the neighbors.

A motion was made to adjourn and the motion was seconded. The annual meeting was adjourned.

Meeting minutes written by POA Secretary Claus Fey