



INDIGO PLANTATION
PROPERTY OWNERS ASSOCIATION, INC.
ANNUAL MEETING AGENDA
9:00 AM, OCTOBER 13, 2018

1. CALL TO ORDER :8:58am

2. ROLL CALL & CERTIFICATION OF PROXIES Check

3. APPROVAL OF MINUTES OF 2017 ANNUAL MEETING Claus reviewed the minutes from 2017. Chad (BHI) open remarks - mulch never available. POA survey results will be discussed today. Jim Poppe: motion to approve the 2017 Annual meeting minutes. Dave Pryor second. Minutes approved.

4. REVIEW OF FINANCIAL STATEMENTS / 2018-2019 BUDGET APPROVAL

Steve F. As a non profit some figures and balances do not show up on the balance sheet. CPA firm verified that we have an excellent reserve. Bill Tomz asked for clarification on pool expenses and debt. Private lenders received an excellent rate on the \$75,000. Income statement - several major projects (pool budgeted) others routine maintenance not budgeted. Water leak bill negotiated with the city. Next year revenues will increase. Goal for 2019 is to build reserves for unexpected expenses. Claus - recognized the residents who worked to repair the gazebos (Steve B. , Steve F., Kip , Michael Lang) Rich Alt Requested clarification re: the irrigation repair. Should the previous contractor be held liable for some of the additional expense when the system was not fully repaired in the first place. Steve B. clarified the repair was two fold. Hamilton repaired the valves. Greenman discovered the second break due to hidden back flow device and root strangulation of the pipes. Motion to approve Financials: Jack Gordon made the motion, second Skip Burrell. Financial reports/statements approved. Detailed report filed

5. POA SURVEY ACTION REPORT

Ginny Reported: Clarified that 2017 was the first year a survey was conducted.

Helpful to get feedback from the POA.

Action taken on:

1. Comments regarding: sprucing up the clubhouse (painting) Shade donated and installed by Coastal shutters, pool (new umbrellas purchased, common areas and landscape
2. Holiday decorations and flags
3. BHI - Claus continues to keep open communications with BHI rep.
4. Board communication - Open quarterly meetings with open session, evening meeting, minutes posted, Email Blast
5. Better response time from ARB and the BOD - communication through the gmail account
6. ARB process - the BOD met with the ARB Board and will continue annual meetings
7. Indigo POA Email - Claus receives the request and will verify request is from a current property owner; Web site updated by Claus and Ginny
8. Better use of the Clubhouse - encouraged use for special events, classes and meetings other than BOD or POA - reservation process is on line;
9. Informed potential owners regarding C & R /By Laws - Welcome packet developed hard copy and on line. Also contacted the Board of Realtors to inform. for potential buyers

Starting:

1. By-Law review , define Board position responsibilities planned for 2019;
2. Clean the common areas (vines/branches overhanging the streets and fallen debris in the right of way - Steve verified that it is contracted every other year (was performed 2018)

3. ARB REPORT

Steve F. : Paxton and Jim have reviewed the past year. Eileen prepared the report presented by Paxton. Report on current building : Lot#45 Initial meeting - no update since. Lot#30 new build withdrew and purchased already constructed home in Indigo Plantation; Lot#57 built and complete; Lot #28 Build almost complete; Lot#74 Reviewed and changes requested - No update. Lot# 18 Reviewed plans and requested changes - final plans not submitted ; Lot #76 Addition approved and completed; Lot# 21 Initial review, changes requested plans to come
Jim Poppe - 10 requests for tree removal and walk ways approved
Yvonne Moody requested that the ARB address the dead tree on the corner of Marsh grass. Claus and Steve B. will check and bring to the ARB for action decision.
Claus verified that the by-laws will be followed for appointment of the ARB Board 2019.
Skip asked if a Builders bond is required. Paxton verified - yes

4. DIRECTOR OF FACILITIES REPORT / POOL UPDATE

Steve B. - very busy year for facilities and maintenance . Pool on time and on budget. Slight delays were due to health and county inspections. Facilities will continue to be maintained and updated as needed. Solicited 3 bids for each and contracts were awarded - Landscape contract (Greenman) and Pool (Blue Water Pool) . Pool has been converted to salt water.

Claus acknowledged Steve's huge contribution to the neighborhood.

5. COMMITTEE REPORTS : LANDSCAPING & SOCIAL

Karen reported (see addendum)

Ginny : Welcome Packet has been hand delivered to 7 new residents

Social events : Holiday, St. Patricks Day, Grand opening for the Pool (60 +) attendees . End of Summer celebration cancelled due to Hurrricanes

Florence and Michael

Request for new Social Committee members. / Ginny passed a sign up sheet

6. ELECTION OF TWO DIRECTORS FOR THE BOARD OF THE ASSOCIATION

Board elected - Ginny Prunty, Steve Baldi (BOD stands as current - Claus, Steve F., Ginny Prunty, Karen Rife, Steve B.)

7. OPEN DISCUSSION

Bill Tomz - Keys to pool requested combination to lock box. Steve B. explained that those keys are for maintenance contractors only as they include keys to the Pool house as well

Paxton - Magnetic Card Swipe system when will it be installed. Claus and Steve reported that it will be under review for 2019

Save NC Coast Signs - 2 rules (political 30 days before , 10 after) / review by the BOD and make recommendation to the community

Bob - discussion regarding Spectrum truck "unsightly" Claus - not directly in the covenants . The owner has been approached - he is trying to find a new solution . Claus will approach again after the storm cleanup is resolved. Bob - "spirit of the covenant is clear" . Board will continue to review the C&R's to clarify and resolve without confrontation.

Jack Gordon - Road surfaces need to be resurfaced . Is the City responsible? Can the Board lobby with the City to get resolved

Rich Alt - he did go to Public works and ask the process. Have to approach the Board of Alderman and discussed at an open meeting. Rich will attend the meeting Monday. Claus will follow up . Rich - possible FEMA money available.

Lobby Jim Powel to assist (infrastructure alderman)

8. ADJOURNMENT

Paxton Motion to adjourn. Jack Gordon - second 10:30 meeting adjourned

Indigo Plantation POA
6191 Cottage Creek Rd.
Southport, NC 28461
board@indigopoa.com



Claus Fey - President
Ginny Prunty - Vice President
Steve Fogarty - Treasurer
Karen R. Rife - Secretary
Steve Baldi - Director of Facilities

September 29, 2018

**PLEASE NOTE: The Annual POA meeting will be held SATURDAY, OCTOBER 13, 2018, 9:00AM
at the Indigo Plantation Clubhouse (6191 Cottage Creek Road, Southport, NC)**
Agenda and ballots are enclosed. Only Indigo POA members in good standing are eligible to vote

Dear Indigo Plantation Property owners:

It has been another active year for the Board and committees. A few highlights are as follows:

- Financially - this was an active year with updating, repairing and maintenance of the entrance, clubhouse and construction of the new pool with landscape. We are in good financial health due to forward planning. Detailed information will be available at the annual meeting.
- The Board continues to conduct a quarterly meeting schedule to provide for better communication between the Board and POA members. There is an opportunity for public comment and questions.
- The first Indigo POA survey was conducted in 2017. The Board has addressed several items and concerns. An update will be presented at the Annual Meeting.
- Steve Baldi has been a fantastic project manager overseeing the construction of the new pool. He and several members of the community have worked together to replace the shingles on the gazebos at the entrance. He has hired contractors to repaint the interior of the Clubhouse, repair the badly damaged (age related) irrigation system at the entrance, and sign a new contract for maintenance of the common landscaped areas.
- The shift of our main methods of communication to web site and email have kept our members up to date and better informed of events, concerns and projects within Indigo Plantation. Thank you to Claus and Ginny for keeping the updates rolling. Please make sure that we have your up to date contact information.
- The POA committee chairs and their committee members have been hard at work keeping our community beautiful and connected through social events. Current chairs are - Ginny Prunty, Social Events and Karen R. Rife, Landscape. We welcome new members to these committees. If you are interested in joining one of the committees, please contact the chairs.
- Indigo Plantation has welcomed many new home owners. The Board would like to express great appreciation to those appointed to the Architectural Review Board (ARB). The ARB is not only responsible for new construction but helping residents understand and comply with our covenants and restrictions. If interested in serving on the ARB contact Claus Fey. Ginny and Karen have created a "Welcome Packet" which Ginny takes to new home owners and gives them a warm welcome.

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ARB Report for October 2018 Annual Meeting

Date Started	Lot #	Homeowner	Issue	Current Status
11/16	45	Lennon/Hildrith	Had initial meeting. Changed builders in 2017.	Plan and documents have not been submitted.
9/17	30	Tolley	Initial Meeting to discuss new build	Withdrawn – Bought an existing Indigo home.
10/17	57	Rademacher	Reviewed plans and suggested changes. Final plans and finishes submitted and approved to build	Completed
10/17	28	Wylong	Received and reviewed revised plans and documents with finishes and changes from prior meetings. Discussed and made some changes. Approved to build.	Nearing Completion
11/17	74	Luongo	Reviewed plans and documents and suggested changes.	Final plans and finishes have not yet been submitted
12/17	18	Rudolph	Reviewed plans and documents and suggested changes	Final plans and finishes have not yet been submitted
1/18	76	Tatum	Reviewed plans and documents and finishes for addition and approved	Completed
5/18	21	Rlfe	Initial review of plans and documents suggested changes.	Final plans and documents and finishes have not yet been submitted

Tree Removal and other landscaping requests:

Barnwell	Dying tree in rear	Approved
Fogerty	Diseased tree in rear	Approved
Gordon	Fallen tree in back, dead tree in front Dying tree in front	Approved Denied – tree not yet dead and over 4” diameter
Short/Nisbett	Dead tree in back	Approved
Lauman	Trees in front	Denied – trees appear healthy and are over 4” diameter
Anderson	5 trees within 10’ of house	Approved
Whitworth	2 dead trees in back	Approved – planting 3 new large trees.
Alt	Tree leaning over toward neighbor	Approved
Lee	Tree leaning and close to falling	Approved
Anderson	Remove Bay tree	Approved - replace with dogwood
Rademacher	Add walkways around house	Approved
Poppe	New front landscape	Approved

Indigo Plantation Landscape report for POA meeting
October 7, 2017

I (Karen Rife) would like to thank Indigo Landscape Committee members (Rachel Janney, Sally Baldi, Shay Watkins, Calla Wallace and Deb Alt) for their hard work and dedication. We would also like to thank Bob and Ginny Prunty for donating 4 American flags in memory of her brother. They have been very helpful posting them during key holidays.

Our first planning meeting was held in January to plan the planting, work day and beautification schedule for the entrance, "white fence" beds and Clubhouse including Spring planting recommendations, Fall and Christmas Decor. A proposed budget was prepared and presented to the Board. The Board approved all but the purchase of new commercial grade Christmas garlands for the entrance. These will be in the proposed budget and Phase #2 for the new Board to consider.

The Committee agreed that plantings remain "natural" and therefore environmentally friendly. No formal mass plantings of annuals. As many of you have experienced, deer are a significant problem. Electric deer fencing has been added to the two entrance gazebos which house the planters. Plants selected tolerate the diverse lighting (shady on one side and sunny on the other). It has been a learning experience and a challenge. A vigilant schedule for Deer Scram has been followed yet plantings have still been destroyed. Flag irises were donated by Karen and Shay and planted at the Dutchman Creek and Cottage Creek white fences. These are a native plant, will tolerate the standing water and will fill in over time therefore improving the overall look and help somewhat with drainage in these wetland areas.

Three Railing planters with self watering systems were purchased, painted and added to the Clubhouse as well as repurposing the Terra-cotta planters poolside and adding cigarette butt chimneys.

During a work day April 8 the committee planted the 6 pots at the entrance, trimmed the azaleas and dead wood from existing foundation plantings, shaped the Crepe Myrtle trees. Planters at the clubhouse, trim the privet (hoping they would rejuvenate). A watering schedule shared by the committee for the summer was also established.

A Fall planting meeting was held September 20. The Committee will use the remaining budget to purchase pansies for the railing boxes and 4 sesanqua camellias to be planted at the entrance during a work day October 25. Additional holiday lighting has been purchased as budgeted. Flood lights will be used to highlight decor at the Clubhouse and can be used to light the Flags when posted at the entrance.

Respectfully,

Karen R. Rife
Indigo POA Landscape Committee Chair

2017 Indigo POA Survey Issues/Suggestions Report 10-13-18

Survey Issues Addressed in 2018:

- Spruce up clubhouse, pool area & entrance and common areas
 - New Pool and complementary landscaping with deer proof netting.
 - Front entrance face lift with gazebo roofs replaced and irrigation repaired to sustain new plantings
 - New holiday decorations for front entrance
 - Clubhouse was painted and new umbrellas were purchased for pool area
 - Meetings with Bald Head Island, Inc. resulted in tree screen provided by BHI on lot D
- Board Meetings - beginning in January, 2018, 2email blasts have been sent to publicize dates and times of meetings. Also, some meetings have been scheduled for the evening time in order to allow those who work to attend.
 - Board Minutes are now posted online.
 - An open portion of each meeting has been allotted for POA members to address the board on issues of concern or questions.
 - Improved response time by board or ARB regarding questions or issues of concern - Gmail account is monitored by board members regularly
 - ARB process review conducted by ARB at request of the board.
- Improve POA Communication
 - Indigo Update news emails are sent out on a regular basis. We sent 24 email blasts year to date.
 - Website is updated regularly and contains all information pertaining to the POA, including meeting minutes and board contact information
- Make better use of the clubhouse -
 - Residents have been encouraged to utilize the clubhouse for activities that can be offered for POA owners
 - This year resident sponsored activities included water aerobics classes, yoga, photography classes and numerous private gatherings
 - Online reservation process has made it easier to reserve the clubhouse
- Better inform perspective buyers and relators about the POA covenants and restrictions as well as welcome new owners to the neighborhood. A Welcome Packet with detailed information about Indigo Plantation, board contacts and committees, bylaws, covenants and city and county information was developed and distributed to seven new residents this year. The packet was also electronically sent to area realtors so that prospective buyers. It is also available on our website for all residents to access.

Work in Progress Issues

- Make board meeting agendas consistently available prior to meetings
- Bylaws are in the process of being reviewed for inconsistencies and refinements of board member positions and job responsibilities
- New nets for tennis courts

Suggestions:

- Add areas of interest to Owners list for those with common interests or hobbies
- Have an interactive post option for website. Managing an interactive website is very time intensive. Nextdoor Southport can be used to create a separate "neighborhood" for Indigo Plantation if someone would like to take this on.
- Clean up dead vines hanging in the common areas. Some of these belong to Bald Head Island. Landscape contract includes vine trimming every other year.

Indigo Plantation Social Committee POA Report

Oct. 13, 2018

Indigo Welcome Packet

- Ginny Prunty and Karen Rife developed an Indigo Plantation Welcome Packet for new and perspective owners. The packet includes POA contacts, website and email blast information, Indigo covenants & bylaws, and city & county information. This packet is available in hard copy binders for new owners and can be accessed on Indigo's website. The board agreed that hard copies should be hand delivered as an opportunity to personally greet new owners and answer and questions. Ginny also sent a link for this packet to the Brunswick County Association of Realtors to ensure that area agents have Indigo's covenants and by-laws and neighborhood information for perspective buyers.

- Ginny delivered Indigo Welcome Packets to 7 new owners this year:
 - Tom & Kendra Tolley, 6300 Cattail Ct.
 - Doug & Nancy Hayes - 6304 Cattail Ct.
 - Nick & Stephanie Boehmer, 5983 Spikerush Trail
 - Wayne & Carolyn Lauman, 5983 Dutchman Creek Rd.
 - Joy & Norm Rademacher, 6251 Cottage Creek Rd.
 - Greg & Tracy O'bryant, 6247 Cottage Creek Rd.
 - Ben & Linda Barnwell, 5928 Dutchman Creek Rd.

Social Events

Events planned by the committee included:

- Dec. 11, 2017 - Holiday Party
- March 3, 2018 St. Patricks Day Party
- June 16, 2018 - Coordinated lunch for volunteers who helped with planting the new shrubs around the clubhouse and pool and Indigo Trail
- June 24 - Pool Grand Opening Party - more than 60 people attended; The celebration included live music by the Island Fever Band, hamburgers, hot dogs, brats and all the fixings. Attendees brought appetizers, side dishes, desserts and their own beverages.
- Sept. 16 End of Summer Party - canceled due to Hurricane Florence

This committee continues to be in need of a chair and some new members.