

Indigo POA Quarterly Board Meeting Minutes Jan. 15, 2020

Present: Mark Salyer, Ginny Prunty, Gina Poppe, Norm Rademacher

- **Pool - Will open in April 2020**

- Norm reported that the surface crack repair is acceptable and sound, the method was done in accordance with industry practices and the craftsman was knowledgeable, the color should match the pool color after a while (sunlight changes the color over time so it will get closer to pool color with time) the work was done under warranty so essentially free (except for the water, and extra chemicals)
- The pool company has done a good job for us. They are technically knowledgeable about the rules and keep the water within state limits. They have been very helpful for getting our pool ready for inspection in April, and for coming up with fixes for new interpretations by state inspectors so we pass the inspection the first time. Their pricing is more than \$50/month less than the old pool contractor when service was for the old pool, which was half the size of the new pool. (Note more water more chemicals, more cost) They also support us well for emerging issues like the water leak, hurricanes and other such requests. The contract was signed 6/2018 and does not have a termination date but we can terminate at any time.
- Pool Access - Norm discussed access options to ensure only members and their guests are using the pool. Cost is a big factor, however, it is a matter of owners following the rules. Options include inexpensive Photo ID cards attached to the key (or electronic key) used for entry. The board agreed that the best option would be an electronic key card tied to the clubhouse WIFI. Norm will follow up and confirm cost.

- **WIFI at Clubhouse**

- Norm met with outgoing Treasurer Steve Fogarty to receive background information and updates that Steve had done on changing our phone service (required for pool certification) that would save money and include Spectrum WIFI service at the clubhouse. Norm confirmed that this type of phone service meets state requirements for pool phones. He will proceed with setting up the phone/WIFI account, which should be available by pool opening or sooner. The WIFI service will also enable use of electronic key pool cards. An update on this service will be sent out in the e-newsletter.

- **Landscaping**

- Our current maintenance company, Greenman, is \$1,200/month, which is about \$600/month less than the previous contractor. This is \$7200/year savings, which is 10% of our annual income. The contract runs through Aug., 2020. Owner Brian Whitworth has a degree in horticulture, so he is knowledgeable in landscaping and has recommended actions that have helped get a good value for our dollars. Examples are flowers, pine straw, tree trimming, cutting down dead trees etc. Overall, the landscape workers follow the contract.
- There have been some areas for improvement, such as going too fast on the mowers - poor mow job, and missing some common areas mowing. When such areas come up, Norm addresses them with Brian, who in turn, follows up with the workers.
- Brian has been supportive of emergent issues and our requests for support, (e.g., hurricane recovery, Indigo cleanup day and landscaping committee needs).

Indigo POA 1-15-20 Minutes Continued

- **Street Lights and Roads**

- Mark Salyer and Norm Rademacher met with Bruce Oakley on 12/9/19 to talk about some issues which were raised at Indigo annual meeting. These issues included street repaving and street lighting, which impact our Indigo Plantation owners' safety. Specifics brought up the meeting included:
 - Indigo Plantation roads have not been repaved for more than twenty years, and need updating. Mark Salyer sent pictures of the areas requiring changes to Bruce Oakley.
 - Indigo Plantation would like to see additional street lighting installed to improve safety. Norm mentioned that there is no Southport lighting criteria, and Bruce confirmed that the city is in process to develop such criteria. Norm did find such criteria for Wilmington NC, which he provided to Bruce. The Wilmington current criteria provides for 9500 lumens with poles at 300 feet apart. In comparison, our Indigo street lights are about double that distance in much of our development. Many of the cul-de-sacs don't have any light other than natural light.
 - Meeting was concluded with request for help to have Indigo roads and lighting improvements considered a priority for Southport list of road and lighting improvements.
 - Since the meeting with Bruce Oakley, he resigned his position with the city of Southport. Mark will follow up when the new city manager is appointed.

- **Golf Carts**

- Children have been seen driving golf carts, some irresponsibly, on Indigo roads. Ginny will send out another reminder about the city's golf cart rules and deliver Indigo Welcome packet, including Southport Golf Card Rules brochure to new neighbors and renters.

- **ARB Report**

- There have been some complaints about builders not following expectations for new builds or renovations. Norm will develop an expectation sheet for builders summarizing/reinforcing key points, including: picking up debris / garbage, no foul language, working hours 730 am to 5 pm, no Sunday work without ARB approval, no sleeping in houses under construction without a CO, etc.

- **Street and Entrance Signs**

- Woodpeckers have been making holes in the signs on Cottage Creek Road. For a temporary solution, Jim Poppe wrapped the signs in plastic to deter the birds. For a more permanent fix, the board agreed that signs will be patched and painted and a special coating, designed to keep the birds from continuing the signs, will be applied. Norm will follow up.
- The biggest sign issue is the main entrance sign which has significantly rotted, and may fall down if not replaced. Norm attempted to get three bids, however the only bid Norm was able to receive last year was for an estimate of \$5900. Gina provided Norm with the name of another contractor who comes with good recommendations. Norm will follow up.