



INDIGO PLANTATION
PROPERTY OWNERS ASSOCIATION, INC.
ANNUAL MEETING MINUTES
9:00 AM, OCTOBER 12, 2019

1. CALL TO ORDER

Claus Fey opened the meeting and a quorum was established

2. ROLL CALL & CERTIFICATION OF PROXIES

3. APPROVAL OF MINUTES OF 2018 ANNUAL MEETING

- 2018 minutes were approved
- Claus mentioned that the POA is planning on installing WiFi at the Clubhouse
- He made note of the proposed Amendment that addresses the “bucket truck” or other type of commercial vehicles parking on driveways.

4. REVIEW OF FINANCIAL STATEMENTS / 2019-2020 BUDGET APPROVAL

Steve Fogarty (Treasurer) reviewed financials for the year - see attached

- Indigo Plantation POA have \$70,000 in the bank
- Current liabilities - principle on pool \$15,000
- \$15,000 in builders bond - projects currently under construction
- Note - pool, Clubhouse & common area properties are not an asset (\$72,000) because we are an association
- Annual expenses were over budget (\$9,400) due to some exceptional costs:
 - Water leak in irrigation at the entrance (formerly \$4,000)- negotiated with the City to \$2,000;
 - Water pumps in the new pool add additional costs with auto fill and power;
 - Completed semi annual maintenance on the Clubhouse - interior painting and exterior power washing; purchased new Tennis court nets
- Steve presented the proposed budget for 2019-2020 - see attached
 - After pool loan is paid off, new income this fiscal year will be put in a savings account to rebuild the reserves
 - We have been able to hold costs for Landscaping

- Proposed Budget for 2019/2020 : A motion was made by Skip Burrell and seconded by Paxton Watkins to approve the budget. Membership voted and was approved and passed
- Claus thanked Steve for all of his work with the POA finances, especially in facilitating the financing of the new pool
- Claus also mentioned that the POA is able to keep costs low, which helps keep dues low. Volunteers are needed for work days and special projects to avoid hiring contractors

5. ARB REPORT

- Steve Fogarty reported there are 3 open building projects. One more is awaiting approval. Buildable lots that remain available have some geographical challenges for keeping within the building guidelines.
- Follow through aftermath of hurricane Florence and tree loss. Steve and Karen met with Sam Marshall - Horticulturist from the Brunswick Extension office. Laurel Oaks suffered and are dying due to too much water and after stress. Native Carolina Bay trees have shown evidence of Ambrosia Beetle infestation. Sam recommended removal. The ARB is working with homeowners effected.
- ARB looked at the proposed “color book” described in C & R and created by Norm. They decided to not officially use the book but rather use as a guideline and suggestions

6. DIRECTOR OF FACILITIES REPORT / POOL UPDATE - see attached

Norm Rademacher gave the update. The pool will closed October 13 due to cooler weather and reduced use by residents. It will be drained and surface cracks in the pool, from settling, will be repaired under warranty October 21- November 3 . The POA will have to pay for refill of water

Skip Burrell asked about installing more street lights. Requests to the City have been made in the past. Norm will file another request. The POA will have to pay for any upgrade v.s. standard lighting provided by the City. Property owners were encouraged to also contact the City . E-mail public works for repairs.

Another resident questioned the purpose of the “antennae” on the corners. Steve clarified that these are for reading of the electronic water meters.

Jim Poppe asked about the semi annual trimming of the trees overhanging the streets. Norm stated that Bryan Whitworth (Greenman Landscape) has been contacted and work will be done this Fall.

7. COMMITTEE REPORTS : LANDSCAPING & SOCIAL - see attachments

Karen Rife thanked our dedicated Committee members and reported that the new landscape is doing well. The committee hopes to be able to limit the need for watering after next year as most of the plants are native and should be well established. A Fall workday is scheduled for November 1 (Landscape) and November 2 (Community) beginning 9:00 A.M. each day. Residents were encouraged and welcomed to join in.

Ginny Prunty presented the list of upcoming social events. The committee now has several members but welcome more. She also mentioned the new Website and plans for instructional sessions on its' use in the near future once it goes "Live"

8. VOTE ON 2 AMENDMENTS TO THE DECLARATION (COVENANTS)

Preliminary results:

Article 10 sec 3(c) Restrictions - passed vote of 46 approve / 3 disapprove

Article 10 sec 3 (e) Short term Rental - passed vote of 39 approve / 10 disapprove

8. ELECTION OF DIRECTORS FOR THE BOARD OF THE ASSOCIATION

Mark Salyer and Gina Poppe have been voted in to serve two years in their positions to be determined during the first Directors meeting

9. OPEN DISCUSSION

- Gale Whitworth voiced concerns and frustrations about the construction of and builder for lot #74 next to her. The builder is not following builder construction rules. The POA/ ARB need to ensure that the builder is following the standards set forth in our Covenants & Restrictions. Steve Fogarty (ARB) agreed that a representative from the committee needs to walk the building site on a regular basis. Residents can contact the ARB with concerns rather than calling the builder.
- Skip suggested the agreement should also include road repair
- Nick Boehmer requested that everyone abide by the speed limits within the Plantation.

10.ADJOURNMENT

The meeting was adjourned at 10:30 a.m.

Indigo Plantation POA

18 - 19 Actual 19 - 20 Budget Comments

Acct

Revenues

Assessments income	71,400	71,400	119 Units x \$600
Discounts	-720	-840	28 Discounts @ \$30 per
Clubhouse Rental Income	250	350	
Interest Income	7	200	Move Reserves to Fed. Insured Online Bank Acct.
Total Revenue	70,937	71,110	

Expenditures

General and Administrative

Accounting Fees	3,960	4,080	Fees Increase to 340.00/mo from 330.00/mo
Legal Fees	285	50	One time legal opinion.
Bank Charges	60	75	
Postage and Mail	330	450	
Interest Expense	2,516	1,944	Pool Construction Loan
Pool Loan Principal	15,000	15,000	
Office Supplies	439	350	
Common Area Real Estate Taxes	4,958	3,150	Lots Owned by the POA
Misc. General & Admin.	444		
Internet + Web Site	0	150	
Total General and Administrative	27,992	25,249	

Insurance

Comprehensive Wind & Hail	1,860	1,900	
Total Insurance	1,860	1,900	

Clubhouse & Pool

Rec. Center Maintenance	3,664	3,000	Includes Ext Wash
Exterior Wash	310		
Tennis Court	974		300 Re-Class New Nets from reserves?
Telephone	1,572	1,600	AT&T Only Service Available Transfer to VoIP
Electricity, Water & Sewer	10,252	7,500	Save \$40/mo + WiFi
Extermination (Bugs)	60		Extra water charges do to leaks
Permits-Pool	0		
Pool Supplies	0		
Operations-Pool	4,420	5,500	
Total Clubhouse & Pool	21,252	17,900	

Routine Grounds Maintenance

Maint. & Landscaping Supplies	24,141	25,000	
Landscape Plants (Garden Club)	435	750	
Total Grounds Maintenance	24,576	25,750	

Transfers to Reserves

Transfer-Tennis Court Resurf.	500	311	
Transfer-Rec Center	1,500	0	
Transfer-Common Area Imprvmnts	1,500	0	
Transfer-Hurricane	700	0	
Transfer-Pool Repairs	500	0	
Total Transfers	4,700	311	

Total Expenditures 80,380 71,110

Revenues Over (under) Expenditures (9,443) 0

INDIGO PLANTATION PROPERTY OWNERS ASSOCIATION, INC.

FINANCIAL STATEMENTS

For The Twelve Months Ended September 30, 2019

Berry, Padgett & Chandler, PLLC
Certified Public Accountants
P.O. Box 10339 – 1123 North Howe Street
Southport, NC 28461
(910) 457-9455

INDEPENDENT ACCOUNTANT'S COMPILATION REPORT


To the Board of Directors of
Indigo Plantation Property Owners Association, Inc.
Southport, NC 28461

Management is responsible for the accompanying financial statements of Indigo Plantation Property Owners Association Inc., which comprise the balance sheet as of September 30, 2019 and the related statements of revenues, expenses, and changes in fund balance for the month and year then ended in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

Management has elected to omit substantially the disclosures and the statement of cash flows required by accounting principles generally accepted in the United States of America. If the omitted disclosures and the statement of cash flows were included in the financial statements, they might influence the user's conclusions about the Company's financial position, results of operations, and cash flows. Accordingly, the financial statements are not designed for those who are not informed about such matters.

Management has omitted supplementary information about future major repairs and replacements of common property that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basis financial statements, is required by the Financial Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical content.

We are not independent with respect to Indigo Plantation Property Owners Association, Inc.


Berry, Padgett & Chandler, PLLC CPAs
Certified Public Accountants
Southport, North Carolina

October 1, 2019

Vice President/Social Committee Annual Report, October 12, 2019

- **POA Communications** - Sent out email newsletters to update owners on:
 - Social Events
 - Community Work Days
 - Board Meetings
 - Classes for owners held at the clubhouse or pool- e.g. yoga, water aerobics
 - Missing pets
- Distributed Welcome Packets to new owners
- Provide lunch for Community Work Day volunteers
- Organized End of Summer, Halloween and Pool Party events. Committee members are Joy Rademacher, Martha Lai and Carolyn Lauman
- And last, but not least, I have been working on the design and roll out of a new website, which should go live by the end of the month. We owe a great deal of appreciation to Claus Fey for spearheading the redevelopment of our current website a few years ago.
 - The new site has a clean, modern design and will include easy viewing and download of POA documents as well as an area for POA quarterly board and annual meeting minutes.
 - Some pages, such as board minutes, event pictures and clubhouse rental will only be assessable by owners. Other pages and pictures about our neighborhood will be assessable by site visitors, which is important when trying to sell or buy a home.
 - Prior to the launch, owners will receive an email with a link to the new site, where you will be asked to login and input your email and a password if you want to access restricted pages.
 - I posted some print screen pictures of the site on the side door window.
- After Wi-Fi is installed at the clubhouse, we hope to hold a couple of information sessions for those who would like to learn more about how to use their computer, how to access the Wi-Fi and specifically how to login in and access the Indigo website.

Note - in an "unofficial POA capacity," I also organized and moderate the social networking Nextdoor Southport Indigo Group, which now has 76 Indigo resident members. The Nextdoor network operates nationwide and is a way for residents of neighborhoods and towns to post information, events, emergency updates during hurricanes, power outages, etc. that would be of interest to others in the same area. The Nextdoor network in our area includes the town of Southport and all the surrounding area subdivisions, such as St. James, etc. Since Indigo does not meet the size requirements to be listed as a separate neighborhood, we are listed as a group within Southport, so anyone living in Indigo can join our group. Users of the network can opt in to receive posts from only their own neighborhood or group and also include other specific neighborhoods in the area if they choose. As moderator for the Indigo Group, I approve requests to join the group after checking to ensure they are residents of Indigo. I will be glad to show anyone who is not familiar with this network how to access and become a member.

From: lorenz1371@aol.com
Subject: Facilities Report Summary
Date: October 16, 2019 at 9:19:22 PM EDT
To: sprtharp@yahoo.com

FYI
Norm
Facilities Report Summary
10/12/19 Indigo POA Annual Meeting

- Replaced steps for the clubhouse
- Replaced Boardwalk section that was damaged by Hurricane Florence

- Replaced tennis court nets and pressure washed courts, clubhouse and pool house, street signs
- Cleanup for indigo properties May 2
- trees cut down over Indigo boardwalk
- Supported pool party and hurricane Dorian impacts to the pool removal furniture and pool cleanup-and Re- setup furniture etc
- Worked with Steve to get voice over internet change approval from Brunswick county and NC state
- Found and purchased set of prints for study of drainage ditches and Started the evaluation of our drainage ditches
- Supported landscaping committee
- Will continue to work on five year plan [SEP]

Maintenance

Checked HVAC Filter monthly
found pool float was stuck, fixed float.
Placed and cleaned pool furniture several times this year
Passed pool inspection- opened pool regular maintenance for pool clubhouse and pool house
Turned front entry sprinklers on at start of the season
Placed pine straw
Supported evaluation of changing boardwalk location to resolve infringement issue

Pool Update

the pool closes tomorrow 10/13 for the winter with a plan to open about 4/13.

There are two narrow cracks in the pool that the builder Art Miller will fix on or about 10/21 through 11/3. The pool will be drained and the cracks repaired under warranty.