

**Indigo Plantation POA  
Annual Meeting  
October 17, 2020**

1. **Meeting declared open.** Misty Plummer (CEPCO) opened the meeting at 9:05 am.
2. **President's report** (Ginny Prunty) reviewed & summarized:
  - Ongoing Covid restrictions on meetings & facilities.
  - Board changes over the past year (one resignation; two appointees).
  - Hiring of CEPCO as our management company reporting to the board.
  - Project Indigo meeting with BHI Ltd. (Chad Paul). This meeting was recorded & is available on the POA web site.
  - Hurricane Isaias damage & our outreach to the City & Southport Marina for removal of debris & boats from Indigo.
  - Ongoing discussions with the City on Indigo infrastructure problems.
  - Question of removing "Plantation" from our name. This included a meeting with local Black leaders for background (recorded & available on the POA web site) and a survey of Indigo residents. Results of the survey: 43% supportive of removing "Plantation" & 57% opposed. The new POA board will discuss these results & any next steps.
3. **Facilities and ARB reports** (Norm Rademacher): appended to these minutes.
4. **Landscaping Committee report** (Karen Rife): reviewed Indigo plantings. Nov. 6 (rain date Nov. 7) is scheduled for a volunteer work day on landscape plantings.
5. **Social Committee report** (jGinny Prunty). Covid restrictions have prevented the usual Indigo social gatherings. This committee will now include responsibility for Indigo communications (POA web site & e-mail blasts).
6. **Financial report** (Misty Plummer). Indigo POA remains in good financial status with no major cost overages versus last year's budget and sufficient cash reserves. The new (2020-21) POA budget has been approved by POA members via the ballot in the annual meeting information packet previously sent by CEPCO. Indigo POA documents posted on our web site are now also available on the CEPCO web site.
7. **New POA board election results** (Ginny Prunty): The 2020-21 board will be Ginny Prunty, Gina Poppe, Norm Rademacher, Paxton Watkins, & Claus Fey.
8. **New Business** (Ginny Prunty): The new POA board intends to set up a Government Affairs subcommittee that will represent the POA at appropriate City/County meetings. This committee is open to interested POA members and will include at least one board member.

Those members that chose to run for the new board but were not elected are particularly encouraged to apply for this new committee.

9. **Questions previously submitted to the board for the annual meeting** (Ginny Prunty):

- **Indigo landscaping contract status.** Misty Plummer & Norm Rademacher reviewed the bidding. The new contract was awarded to Greenman Landscaping.
- **Restoration of grass in common areas damaged by hurricane.** The current board decided not to use POA funds to pay for this as the grass will eventually grow back. However, POA members are encouraged to reseed such adjoining areas if they wish.

10. **Meeting adjournment.** Declared adjourned at 10:00 am.

Submitted by

Skip Burrell, Secretary, Indigo POA

**Indigo Plantation POA**  
**President's Annual Meeting Report – Oct. 17, 2020**

Good morning everyone. Thanks for making time to attend the first Zoom Annual Meeting – and we hope the last one. What we thought would be a relatively quiet year for Indigo POA, turned out to be a very busy, unusual year for all of us.

1. At last year's Annual Meeting, Indigo POA was able to fill only four out of the five board positions. Afterwards, the board continued to recruit a fifth position, but without success.
2. In January, COVID started to become a national issue, and a US federal Task Force was formed to send out guidance for dealing with virus. Based on these and state guidelines, the Indigo board closed the clubhouse and placed restrictions on use of the tennis court area.
3. On Feb. 2 the board received the resignation for personal reasons from the POA president, who was elected for a two-year term at the October 2019 Annual Meeting. At that time I was the vice president, so I moved into this position, serving with Gina Poppe our Treasurer and Norm Rademacher, Facilities Director.
4. In the beginning of April, after a recruitment effort to fill two board vacancies, the board announced that Paxton Watkins and Skip Burrell agreed to temporarily fill these positions until the 2020 POA Annual Meeting elections in October. We were very appreciative to Paxton and Skip for agreeing to fill these temporary terms. They were told that the terms would probably be fairly quiet – little did we all know that was not to be the case!
5. This summer after a recommendation by Paxton Watkins for the POA to hire an association management company, the board made a unanimous decision to hire CEPCO Management Services to manage Indigo POA. We appreciate Paxton's efforts in doing the research and vetting for this decision. The contract took effect August 1. This decision was based on several factors, including the increasing difficulty to fill board positions as well as the need for consistency and professional expertise in the management of our POA. Our contract with CEPCO does not negate the need for a Board of Directors and our volunteer committees; however many of the Board's "hands on" duties are now being handled by CEPCO. Since the CEPCO contract took effect in August, we have been working closely with our new CEPCO Association Manager, Misty Plummer for a smooth transition. CEPCO's responsibilities include collection of dues,

being first line of contact in dealing with ARB issues and having the latest legal guidelines in doing business and dealing with COVID restrictions. We appreciate all the work and advice Misty and CEPCO professionals have been providing for us.

6. Another unexpected issue that came up this summer was an announcement by BHI Limited at a July Southport Aldermen's meeting about a "concept" for "Project Indigo." This concept includes development of land around the Indigo Marina/parking lots and county land adjacent to Indigo Plantation. As this would potentially have a dramatic effect on both Southport and Indigo Plantation, the board arranged a Zoom informational meeting for POA owners with Chad Paul, CEO of Bald Head Island Limited. Forty-Eight individual owner devices were logged into the meeting. With the help of Misty Plummer, questions from owners were compiled and sent to Mr. Paul to address at this meeting. Owners also had an opportunity to ask follow-up questions via Zoom chat. The video discussion continues to be available for owners on the indigopoa.com website. The POA will continue to monitor any further actions by "Project Indigo" as more specific information becomes available and we will advocate for the POA as needed. More information about this will be discussed under New Business.
7. Added to this very unusual and busy year, was the visit by Hurricane Isaias (ees-ah-EE-ahs), which hit Southport, and particularly Indigo Plantation very hard on Aug. 3. POA damage was mostly in the tennis court area, which is included in Norm Rademacher's Facilities report. The POA also tried to advocate for owners on Cottage Creek who had boats from the Southport Marina come up into their yards. The Board made calls to the city Aldermen, to David Fox, Public Works Director, the State Port Pilot and the Southport Marina to bring attention to and help expedite removal of these boats. In addition, we had kept in contact with Southport Public Works Director David Fox, to advocate for and receive updates on post-hurricane debris pickup.
8. Other board activities included continued research and meetings with town officials to finally address our drainage issues, and continued advocacy for road improvements. Norm will talk about this in his report.
9. And last, but not least, in the midst of these other activities, - - for the last several months, the Indigo Plantation POA Board, along with many other HOA boards in the region, have been discussing the request by some of their owners to consider removing "Plantation" from their neighborhood's name. Discussion on this issue continues to appear weekly in our local newspapers as well. In order to give Indigo POA owners an opportunity to voice their perspective and opinions on this issue, the board voted to

conduct an anonymous, online survey. Along with this survey, we thought it would be helpful to provide some insight, perspective and history about the area from some of Southport's Black leaders and long-time residents. This was done via Zoom on Sept. 23 with me and Board Member Gina Poppe. In addition, Barbara Burrell, an Indigo owner who has professional expertise in surveys, was also asked to attend along with Misty Plummer from CEPCO. The video discussion was and still remains posted on our website and a link to it was included with the link to the survey.

The survey results were electronically totaled yesterday by a program called Survey Monkey. A total of 69 owners answered the survey, with a combined 56.5% not supportive or not too supportive; and approximately 44% combined very supportive or not too supportive.

There were 32 owners who included comments on the survey. Both the results and comments will be posted on our website today after the meeting. Again, all results and comments are anonymous. The new Board will be given these results to discuss if any further action needs to be taken on this issue.

Respectfully Submitted,  
Ginny Prunty  
President, Indigo POA

## **Facilities Director Annual Meeting Report / ARB Report Summary - 10/17/20**

- Pool repair last November
- Met with City manager on lighting and streets improvements last December
- Performed troubleshooting to uncover leak in ladies washroom toilet, and pool makeup / fill valve and supervised repair
- Supported the installation of the new phone system ( voice over internet) after getting Brunswick County and state approval. This includes internet.
- Finished the booster/ extender for the internet to cover the entire clubhouse and the pool area , and cameras
- Contracted new entryway sign and supervised installation
- Contracted walkway renovation/ replacement for 16 feet of indigo path
- Repaired 6 Indigo street signs ( damaged by woodpeckers) and supported other board members painting of the signs. Re- Painted the blue Indigo entryway sign
- Prepared the pool for annual health department inspection which passed inspection
- Wrote the rules (for pool opening ) to comply with Covid virus regs and
- Setup pool for the new rules with help from other HOA board members
- Reviewed mosquito controls for the board and provided recommendations which have been implemented with help from other board members
- Board evaluated and approved a management companies to support
- Indigo

### **ARB Committee**

- ARB Inspected more than 100 trees for removal since last October
- establish a more formal criteria for tree removal with ARB members
- ARB reviewed changes or design enhancements for the Watkins house
- Approved change in color for the O'bryant, Mohr , Slaughter houses
- ARB approved an extension of the Wylong deck
- ARB approved the Rife landscaping plan
- Followed the completion of the Mohr Rife and Watkins houses

### **Activities Planned**

- Follow the resolution of the two Indigo issues with the city; the lack of adequate drainage on Dutchman Creek and Carolina Bay court. Have city agreement they are responsible for the ditches, but not the outfall.
- Complete the inspection and potential cleaning of the ditches culverts and drainage system and outfall
- Implement this year's priority work. The list has been developed, and the new board will set the priority.
- Fix the tennis courts fence

Submitted by Norm Rademacher  
Indigo POA Facilities Director

**Indigo Plantation Landscape Committee  
Status and Financial Report  
2019 - 2020**

The Indigo Plantation Landscape Committee has 7 members (Rachel Janney, Shay Watkins, Emerson Bern, Judy Jarzombek-Lang, Gale Whitworth, Deb Alt and Chair - Karen Rife) The Committee members have worked diligently throughout the COVID-19 restrictions to keep Indigo plantings at the entrance, Clubhouse and Indigo Trail maintained and healthy. The plantings added when the pool was constructed continue to establish themselves and seem to be doing well. It is the goal of the Committee to limit irrigation, with the exception of extreme heat, for 2020 - 2021 as the plantings will be well established. We closely monitor for evidence of pests or disease and work with Greenman Horticulture Services to eradicate any issues. Please be sure to thank our members when you see them watering or pruning. Indigo is very fortunate to have such a dedicated team. A Fall planning and work session will be held in October. (Date to be selected) We will evaluate with Norm the need for a Community work day.

The budget and expenses have been in line with expected maintenance and spring plantings.

Once again we implore neighbors to respect the plantings your dues pay for. Particularly along the Indigo Trail and Entrance - do not let your dogs relieve themselves on them. It kills the plants over time.

Opening Budget		\$750.00
Caladium bulbs	\$69.75	
Dragon Wing Begonias for planters	\$57.71	
Shrubs, Ferns, Lantana etc. Indian Trail / Clubhouse/ Entrance	\$226.07	
Fertilizers, Bird netting, Potting mix	<u>\$172.71</u>	
<b>Total Expense YTD</b>	<b><u>\$526.24</u></b>	
<b>Balance</b>		<b><u>\$223.76</u></b>

Respectfully submitted,

Karen R. Rife  
Committee Chair

**Indigo Plantation POA**  
**Social/Communications Committee Report**  
**Oct. 17, 2020**

**Social Events**

Due to COVID Restrictions, there have not been any events scheduled this year. Hopefully, when restrictions are lifted we will be able to start having events again.

**Website/Email Blasts**

- The [indigopoa.com](http://indigopoa.com) website has continued to be updated and improved. Ginny Prunty is currently the webmaster. Currently there are 94 registered to access the “owners only” section of the site, which contains meeting minutes, owners list, event photos and links to archived newsletters/email blasts.
- Other sections of the site are open to the general public and provide information such as Covenants, Bylaws, ARB forms and a Welcome Packet. These sections are of particular interest to relators and potential homebuyers.
- There are 90 owners subscribed to the POA Email Blast/Newsletters.
- Owners who wish to have access to the “owners only” section of the site can register on the site and will be approved when verification of being an Indigo owner by the webmaster is made. Long-term renters may also register with the site after verification with the owner.

**Social Media – Informational Purposes Only**

Although not sponsored or sanctioned by Indigo POA, a Nextdoor.com/Indigo Group has been set up on the Southport Nextdoor social media site. There are now 87 owners signed up. Sign-ups are available only for Indigo owners or renters and are verified by Ginny Prunty who is an administrator of the site.

Ginny Prunty  
Social Committee/Communications Chair, Indigo POA