

Indigo POA Quarterly Board Meeting Minutes June 30, 2021.

Present: **Ginny Prunty, Gina Poppe, Paxton Watkins, Norm Rademacher, Claus Fey, Misty Plummer(CISCO)**

- **Ginny** called the meeting to order.
- **Chad Paul, President and CEO of BHI Inc.** gave an update on the **Indigo Project**. The former ferry parking lots and the marina are all covered by an earlier permit (when BHI was still operating the ferry out of Indigo Plantation) Since that covers Sewers etc. buildings here could be anything. Parking garages, Apartment buildings or alike. The rest of the land is in Brunswick. County. All land up to Smithville Woods is now owned by BHI Inc..
- BHI partner East West Partners is a very reputable organization. An example of their work is Meadowland in Chapel Hill. Chad highlighted that he is a representative of the Mitchell family who owns BHI Inc., not a partner or executive of East West Partners. They also were the developer of River Place in Wilmington. Some problems with the substance of the buildings there have been or will be addressed by them.
- BHI strives to have all land they plan to develop to be incorporated into Southport. That would give the city the benefit of increased property taxes later, so people who live there and use city streets and systems would pay their share.
- Surveying of the land is going on right now. There is no mass grading planned unlike some other developments in the area outside the Southport borders. Especially great care will be taken of old trees etc. THE PUD is grandfathered in and the UDO will be used in the planning and building process.
- Meetings are planned for early August with the city of Southport. The work on the Marina (Repairs from the storms) should be finished by the end of July 2021. BHI has the final say whether to annex into Southport or not.
- The road across the Elementary School is a Southport easement. The city also owns land left and right of it. BHI owns all land around that. A connector between 9th street and 11th street will be build by the city of Southport. BHI sold a remaining piece of land to the city to allow that to happen.
- Responding to a question when we could expect work to begin, Chad estimated that at the earliest shovels could be in the ground early in 2022. The city can do with their land whatever the want to do.
- **Paxton** suggested that people from East West Partners come to the next board meeting. Chad ensured us that they would be happy to do that. He also asked Chad about the issues East West Partners had with the River Park project in Wilmington and Chad explained that the debate about missing parking payments to the city were overblown and out of context. The building issues (missing fire protection between apartments) are being fixed right now by East West Partners.
- Chad also explained that BHI is already entitled to bring in more traffic than it will based on the approvals for the former marina. BHI also owns 3-4 acres across the Walgreens and BB&T at the intersection between Howe Street and Stuart Ave. It is important what will be put in place at that intersection to handle increasing traffic to and from Southport.
- Chad committed that BHI would provide up front information about all materials they plan to submit to the city of Southport for the planning board meeting August 2021.
- The **minutes** from the quarterly meeting on April 1 , 2021 were approved.
- **Misty** provided a brief summary of the **financials** for the second quarter of 2021. The complete set of information will be attached to these minutes. Generally, the POA continues to be on solid ground.

- **Norm** reported about the facilities and landscaping activity. His report will be attached to the minutes.
- The **ARB** approved one fence. Other than that it was a very quiet quarter.
- No further discussion topics were brought up and **Ginny** closed the meeting.

Indigo Plantation Landscape Committee Quarterly Report. June 30, 2021

The Landscape committee planned and planted the pots at the entrance, pool, flower boxes and area near the Indigo Clubhouse sign.

The committee (Karen Rife, Rachel Janney, Judy Jarzombek-Lang, Gale Whitworth, Emerson Berne, Shay Watkins and Molla Donaldson) continue to water and trouble shoot for pests throughout the growing season. We have requested that Greenman treat the Liberty hollies near the pool for Scale.

There is still a frustration with dog owners who do not “curb” their dogs. Several plantings have been killed along the Indigo Trail and the entrance. There are no plans to replace them again. To date the financial statement is:

Budget \$750 Spent \$406.89
(plants, fertilizer, hoses and nozzle, potting soil) Balance open \$343.11

Anticipated future expense in the Fall will be to plant two Sable Minor (unavailable at the time of planting) next to the Clubhouse sign.

We had planned to turn off the irrigation at the Pool but the drought has changed that. As soon as we can, it will be turned off.

Respectfully submitted,
Karen R. Rife
Indigo Landscape Committee Chair

Facilities Report

Since June 30, 2021

Kk

Replaced the floors of the gazebos at the entrance to Indigo Plantation

Installed and improved the sprinkler system at the entry way.

Opened the pool and clubhouse, installed the high efficiency filters and the Ultra violet system in both bathrooms.

Supported the setup for the pool party.

Repaired the 40 gal/ min leak from the sprinkler system near the clubhouse. It was located in the control valves for the old sprinkler system

Spoke with a consultant about the water in the the storm ditches. Based upon his observing the water— it is ground water , and that ground water is oozing up from below. This is evident in the scum/ sheen on top of the water. He indicated that the DEQ would not permit any pumping or processing of that ground water. He had no suggestions for a reasonably priced fix.

Items to be planned and prioritized.

Replace old green wood deck (At clubhouse) boards. The deck next to the clubhouse has evidence of potential failure in the next year or so. The deck is weathered and is more than 20 years old. Estimate 1500\$

New ~12 foot section of Indigo walkway each year estimate . We have replaced three 12 to 16 foot sections of green wood walkway . The vertical supports may also need replacement. Rather than perform this all at once we have been replacing the sections that are most weathered. Estimate 900\$ / year

Paint clubhouse and pool house . It has been more than 5 years since our clubhouse and pool house were painted . Estimate 5000\$

Replace dusk to dawn lights at entryway. On the right side of the entryway as you enter Indigo replace the “up-lightings “ that are not working. Estimate 400\$

Have bells check HVAC out This should be a periodical check. For winter and summer weather . Estimate 400\$