

Indigo Plantation Annual Meeting October 9, 2021

Meeting Minutes

1. Meeting declared open at 9:03am by President Ginny Prunty
2. Invited guest Gordon Hargrove, Southport City Manager, gives a report from the city of Southport.
 1. The dog park in the city is on the verge of breaking ground
 2. The city dock is in phase 2 awaiting CAMA approval
 3. In last Tuesday's Alderman meeting the city discussed a pedestrian corridor for the Yacht Basin.
 4. A street light policy in city committees right now.
 5. Speeding has become an issue for the city. The city plans to put temporary speed mitigating devices on the road to the Ferry terminals
 6. The storm water issues are being addressed in debates within the city right now
 7. CAMA land use plan will be used as a part of a strategic plan to develop a the vision of the city management.
 8. Infrastructure maintenance needs to be more proactive vs. reactive. Howe street will take precedence over all other road maintenance, but it needs to settle for 6 months before that work can start. Indigo Plantation roads might or might not be addressed. Fixing streets is more than laying asphalt. A lot of planning needs to go into it, storm water control and sewer systems need to be addressed first. It will take Millions of Dollars to get it all done.
9. Ginny opens the Q&A session:
 1. Q:Can the city help with the traffic issues around the school? It is often backed up almost to Howe Street and access to Indigo Plantation becomes difficult. Especially in Emergency situations could his turn bad quickly. Answer: 9th street is a state road which makes it more difficult to address and needs cooperation with the state.
 2. Q: What long term plans exist for mosquito control? A: The city needs to consider environmental an personal health issues. It needs to formulate a program. Usually the county

measures mosquito population, but did not do this this year. The city approach is largely reactive right now.

3. Q: The bulbs in the street lights have recently replaced with bright white lights that can be a problem for owners where the lights shine into the bedrooms now. A: The city is currently testing 4 different bulbs with different type of light from bright to low. The Hammocks development will be testing all of them and citizens can go and make up their minds which one they want for their neighborhood and request those in the future. That is at least the plan.
 4. Q: How can the city help our storm water problems. Outflow to the marsh is restricted. Changes would be expensive. A: Chad (CEO BHI Inc. mentions that original CAMA permits should be sufficient.) Hargrove: Stormwater is a community problem and can't stop at the city borders. Southport started to work on a city wide solution and hired an engineer to look at it.
 5. Q: Can center lines be painted in Indigo to improve street safety? A: If the city would do one neighborhood, all neighborhoods would want them. The recommendation is to come to the Alderman meetings and speak up.
 6. Q: Why don't we have a drug drop off for the city that operates year-round? A: The city does not have a place & way to safely provide a place for it, since police is in the same building as the rest of local government.
 7. Q: Why has the green debris lay down station for Southport moved to the corner of 9th right next to the school. That adds traffic and increases the danger of an already very busy street. A: This will only be temporary for this year. The city is in talks with the county about a different solution.
 8. Ginny thanked Mr. Hargrove for his responses.
3. Ginny welcomes Chad Paul, who gives an overview of the status of the Indigo Project. BHI Inc. and Partner East West Developers plan to develop 373 acres. 15% of that land is within the Southport city limits. 85% in Brunswick county. The Marina and former parking lots are within the city limits. BHI Inc advocates for the incorporation of all 373 acres into the city of Southport. For

the land that is currently in the city limits, all permits are already bought. They want to make sure that the architectural legacy of Southport will be preserved. The development should mirror closely what you already see on Bald Head Island and Indigo Plantation. There are 75 acres of open space in the design. It will separate the current and new neighborhoods.

1. Q: What about the Traffic Impact analysis? A: It is being done right now. The DOT is driving the most extensive study. The project prefers maximum accessibility and all access roads are being studied. We will all know in 3-4 weeks. BHI has donated land to the city between 7th and 9th street so a connection can be created by the city.
 2. Q: When will construction begin? A: For the horizontal structures (roads, infrastructure under ground etc.) we are about a year out. For the vertical structure (houses, apartments), we are an estimated 18 months to 2 years out.
 3. For sewer connectivity, they look into a connection to the sewer station next to Walmart. But that requires that they build sewer lines under Robert Roark Drive.
 4. Q: What about dwelling and population count? A: Right now Chad estimates around 1600 total units. Population can only be guessed. 2-3 persons per household. That math would take you to 3000-4000 people when it is all said and done. He does not envision any buildings higher than 3 stories.
 5. Q: Will there be retail stores at the marina? A: No, maybe a small restaurant.
 6. Q: When will public meeting take place in the city? A: Maybe in November. Chad takes the opportunity to explain that BHI will definitely not clear cut the area, but preserve trees as much as possible and integrate buildings into the landscape.
 7. Ginny thanked Mr. Paul for his responses
4. Ginny now officially opens the Annual Owner Meeting fro Indigo Plantation POA.
1. Presidents report: A big 'Thank you' to Karen Rife and the Landscaping committee for a lot of wonderful work done in the neighborhood. Ginny also welcomes the new owners to the neighborhood. Ginny also repeats the priorities of the board:

Stormwater Mgmt. Ditches are the responsibility of the city, but culverts are home owners responsibility to keep clean.

2. Norm gives the report of the Director of Facilities. (See separate report attached)
3. Paxton reports on the ARB. It has been a busy year for the ARB with many questions about tree cutting, new home designs etc. He thanks Jim Poppe and also Elaine Gordon who continues to serve as a consultant to the committee.
4. Norm speaks for the Landscaping committee with a lot of behind the scenes work, such as watering plans on a schedule, beautification of the front entrance. Everything within budget. (A separate report from Karen Rife is attached)
5. Ginny reports from the Social Committee. While many plans became a victim of Covid, the annual pool party did happen and was attended by over 60 people and a big success as always.
6. Misty mentions that under Covid new rules for HOA annual meetings had to be followed this year.
7. The election of two new board members was announced. 72 votes were counted to replace Gina and Ginny, who completed their terms and did not run again. The new board members are: Steve Wylong and Frank Lai. A special thanks went to Ginny and Gina for their time on the board.
8. No requests were made for new business to discuss and the meeting was adjourned.

The newly elected board stayed behind and conducted their first meeting to decide on roles and responsibilities of the board with the new members.

Norm Rademacher: President

Paxton Watkins. : Vice President and ARB contact

Steve Wylong. : Finance

Frank Lai : Facilities management together with Norm.

(At a later meeting the role CEPCO needs to play should be discussed)

Claus Fey : Secretary

Dates for the quarterly board meetings have been set:
November 15; January 10 2022; April 11, 2022. Next Annual Meeting
was set for October 8, 2022.

Respectfully submitted on October 11, 2021

Claus Fey as Secretary