

Indigo Plantation Board Meeting 7-11-2022

In attendance: Claus, Norm, Frank, Paxton

Excused: Steve

CEPCO: Madison

Guest : Chad Paul

Norm opens the meeting at 11:05am.

1. Project Indigo Update (Chad Paul, CEO BHI Inc.) : Work continues with the city to get the project reviewed and approved. Extension given to city for review. City is doing studies on taxes and infrastructure. Infrastructure study should be ready this week. Joint meeting between Aldermen and planning board before planning board meeting on July 22. Norm asks question on Lots ABCD status. Chad: Sewer and water allocation for all parking lots prepaid by BHI Inc. 58000 gallons water and sewer. Made under the assumption that PUD status would remain the same and they could eventually build there based on approved PUD status. Paxton asks if there are renderings of the planned architecture available for the Indigo owners. Chad says he will provide those to Norm, who will distribute further. Chad will send to Norm by Wednesday of next week. That will include renderings of the architecture for the buildings on the parking lots. No further questions. That concludes this update. (Chad leaves meeting)

2. Frank gives an update on Facilities. Repairs to the clubhouse completed. John Slaughter has cleaned and updated all pool furniture. Gale has kept all landscaping around the clubhouse up to date. Pickle ball courts have been established and get a fair amount of use. Quotes for repairs for decks around the clubhouse are in. Board needs to review and decide who to hire. Some trim jobs need to be completed by Greenman. Some hurricane repair budget money is still available.

3. Norm gives the update on the finances as Steve is not attending due to a schedule conflict. The neighborhood association is ahead of budget by about \$2700. Income is also favorable. Increased Expenditure s(Tree cutting, clubhouse repairs etc.) put a slight dent into the cash in hand. More details in the financial reports.

4. Paxton gives an update on the ARB. The neighborhood continues to loose trees. As a reminder any tree removals need to be approved by the ARB. Property owners are asked to submit any request through CEPCO. ARB usually is able to review and respond within a day or two. Maxthor (available at bugspray.com) is an available product that protects unaffected pine trees from the pine borer bug. Property owners who want to protect their trees might want to take a closer look at this product.

5. Norm reports that the builder on MGC wants to be included in a 'Parade of homes'. In October (14-16) Board is reviewing. Major concern is parking for the event. Representative of the builder is commenting and proposing 'No parking signs' and tape in front of all properties other than the two lots where the buildings go up. 'Parade of homes' is also an opportunity to present the neighborhood and give visitors a chance to learn about the neighborhood. Board will review and decide timely.

6. Old business: No issues pending here. New business: Jim Poppe requested the storm water outlets to be cleaned again. Norm suggest to do it next year at a time when gators and snakes are not out.

Norm thanks Tom Bise and John Hodge and their spouses for putting together the pool party, which was again a big success.

Question: Does landscaping includes edging? Answer: This is not in the contract. Edging for the section of the street in front of their property is responsibility of the owner. Request for a quote for edging and see whether it is financially feasible to ask the landscaper to do it.

A vote to adjourn is made and seconded. Norm mentions that meeting was taped and will be made available on the website for all property owners.

Norm closes the meeting at 11:45am.

Respectfully submitted

Claus Fey
Secretary