

INDIGO WOODS CONDOMINIUM ASSOCIATION, INC.

Board of Directors' Meeting Minutes

August 13, 2024 – 6:00PM

CALL TO ORDER: The Indigo Woods Condominium Association, Inc., Board of Directors' Meeting was called to order at 6:02PM at the Indigo Woods Clubhouse (112 Lacosta Lane, Daytona Beach, FL) and via conference call.

ROLL CALL:

Barbara Reynolds	President	Present
Richard McClung	Vice President	Present
VACANT	Treasurer	
Richard Crepeau	Secretary	Present
Cheryl McLane	Director	Absent
Greg Zgrodnik	Director	Absent
Selina Ahmadzadeh	CAM	Present
2 owner(s) present		

MINUTES: Motion made by B. Reynolds, seconded by R. McClung, to waive reading and approve the board of directors meeting minutes from 5/14/24; motion carried.

FINANCIAL REPORT(S): Management provided the following reports as of 7/31/24: Balance Sheet reflecting an operating balance of \$12,619.82 and a reserves balance of \$182,670.93, Profit & Loss Budget Performance, and Customer Balance Summary reflecting one owner with legal & one owner 30 days delinquent. Motion made by R. Crepeau, seconded by R. McClung, to approve the financials as presented; motion carried.

MANAGEMENT REPORT: Written management report of items completed and/or pending provided (05/24-Present). Violation spreadsheet also provided, large dog reported in unit 114.

OLD BUSINESS:

- **TREE TRIMMING:** Removal of two large dead pine trees on the north end, including stump grinding, have been completed. Proposal provided from Spruce Creek Tree Service in the amount of \$4,600.00 for removal of two pepper trees, two palmetto clumps, raising canopies in eight oak trees, trimming back tree line along entire east & north side of natural area, plus clean up /hauling. Some of this work is related to cleaning up the storm water area and needs to be addressed. Motion made by R. Crepeau, seconded by R. McClung, to approve the proposal from Spruce Creek Tree Service as presented; motion carried.

- **ADDITIONAL CAMERAS:** God Father Security stated it would be an estimate of \$350-\$375 per camera, without install. The cost of installation needs to be determined based on where the board desires to install cameras. After discussion, it was determined that an estimated 8 more cameras may be needed for security of the buildings 3-6. Management to set up meetings with the board and vendor to discuss options, board will need to install only a few cameras at a time.
- **PAINTING PROJECT:** Proposals being obtained; once all three are received, management will put together a comparison of all bids, other costs, etc. so the board can vote on project.

NEW BUSINESS:

- **LEGISLATIVE CHANGES:** Management provided bill summaries of all pending/current changes to the statutes impacting community associations. Some items were discussed at the budget workshop, such as the website requirement. The board and management will continue to learn & adapt to the applicable changes. Management informed the board of the need to seek legal guidance on certain matters to ensure the board is complying.
- **2025 BUDGET PREPARATIONS:** A copy of the proposed budget worksheet for 2025 was presented and reviewed. Minor adjustments made. An updated version will be sent as Proposed 2025 Budget for Indigo Woods. Motion made by R. McClung, seconded by R. Crepeau, to proceed as outlined above; motion carried.

OPEN FORUM/RESIDENT PARTICIPATION:

- **Storm Water Repairs:** It was identified that the East Side of the entire property, from 112 to 108, needs clearing & storm water repair(s). C&C Enterprises has already visited the property and is awaiting an on-site walkthrough with the board & management, to discuss the depth of the project. This will be scheduled for this week and then a proposal will be provided. Management to continue working with appropriate entities to ensure association is responsible for this area & maintenance of same, while also reviewing governing documents, etc.
- East pool light is not working, management to obtain proposals for repairs.

ADJOURNMENT: Motion made by B. Reynolds, seconded by R. Crepeau, to adjourn the meeting at 7:07PM; motion carried.

NEXT MEETING: TUESDAY, NOVEMBER 12, 2024 – 6PM – BUDGET ADOPTION MEETING