

Preserve at Indigo Run, HPR

Board of Directors Meeting

Monday, June 4, 2018

On-site | 8:30 a.m.

- I. **Roll call** – Ross called the meeting to order at 8:35 a.m.
 - A. **Directors Present in Person** – Ross Pascall, President; John Babbitts, Vice President; Allan Morrison, Secretary; Joe Muenkel; Treasurer; Jerry Faulkner, Member at Large
 - B. **IMC Representatives Present** – Garrett Hamilton, VP Accounting & CFO; Jaclyn Phillips, Minutes
- II. **Minute Approval** – John made a motion to approve the minutes of the February 6, 2018 meeting. Allan seconded the motion. The motion passed without opposition.
- III. **Pool** – Ross commented that over the years despite the highlighted provision in the Cabana rental agreement that it was the ‘Cabana’ being rented and NOT THE POOL people still wandered out and literally took over the couches and at times the pool itself. Ross said that one owner (the person making the reservation) shouldn’t be able to make it impossible for everyone else to use the facility. Summer time is full with children, grandchildren, and guests particularly during the weekends. He made a motion not to rent the cabana out on weekends until 5PM until Labor Day. John seconded the motion. Joe is opposed. All other Board members are in favor. The motion passed. Jerry would like to add to the cabana application that a Board member will come check during each reservation to ensure cabana guests are *not* swimming in the pool.
- IV. **Skateboards** – Jerry made a point that skateboarding in the fountain area particularly the area from the blind north entrance was dangerous and destructive to the area. He made a motion to prohibit skateboard use in the fountain area. John seconded the motion. The motion passed without opposition.
- V. **Ocean Woods** – Ross stated that he has received more compliments this year of the plantings around property than ever before. That said, Ross mentioned that the weed problem is the worse he’s ever seen and is trying to address with the resources available. Ross went on to state that many owners have added to the beauty of the community by planting areas around their villa. He also stated that whereas landscaping planted in the ground was welcome, pots are still discouraged and hardscape is not permitted.
- VI. **Reconstruction** – The Preserve population swells in the summer what with 2nd /vacation home owners, kids, grandkids and guests adding to the general full-time residents. For this reason, like last year, construction will cease early July and will not start up again till the Fall as needed.
- VII. **Bike racks** – Two lowboy bike racks have been ordered for the pool area and the current ‘high’ boy will be moved to the tennis/pickle ball court
- VIII. **Enforcement** – Ross brought up the point that Jan and he along with all directors are not the police. This is home for *all* residents and as such anyone and everyone should take the position that if they see behavior that any reasonable person would consider unlawful or against the rather obvious rules and regs of the community to speak out Ross spoke of the three forms of enforcement for not only the Board members but for all residents of the Association:

1. Contact the Sherriff's Office: excessive late-hour noise, illegal use of facilities (trespass) etc....simple, we call the sheriff and strongly encourage residents to do just that.
2. Refer to the Rules & Regulations: There are problems that go against the Rules and Regs that guide our normally very thoughtful residents ...again simple, we fine or evict. Ross mentioned one of the community's most stringent rule, no owner may rent his villa for any period less than SIXTY-ONE (61) days if furnished and no less than 1 YEAR if unfurnished. Owners attempting to turn our community into a mini-resort will be fined for every day an illegal short-term 'guest' is in residence and the renter will be informed that none of the Preserve's facilities are available to them. This includes the pool, tennis-pickle ball court and fitness center. Pool rules and regs are posted at each entry gate and include the common sense edicts of: No Glass, no Smoking, no minors without an adult (no minors in the fitness center with or without an adult), no pool sports and no audio (use ear buds).
3. Common sense and courtesy, are sometime the most frequent and difficult problem to address: if you see obvious stupid behavior that only an oblivious, arrogant person with a sense of false entitlement or superiority would exhibit, speak up and say something to them. This is your community, your back yard speak up and you'll feel much better

IX. On-site Office Hours – Jerry made a motion to close the office on Fridays. Joe seconded the motion. The motion passed without opposition.

X. Alarm System – Joe expressed his pleasure with the trenchers that are working to install the new alarm system. Ross mentioned that the large project of converting to a hard wire alarm system is on schedule and should be completed by the end of summer.

XI. Shredder – Jan and Ross hired a secure shredding truck to come on property for residents to utilize. There was an outpour of positive feedback for this service and more than 42 packed file boxes or large plastic bags of sensitive documents were shredded on site. Ross said that they would consider repeating the event next year.

XII. Annual Meeting – We approached the Westin, our usual venue to reserve a date, 10 months in advance. Despite giving the Westin a 2-week window they apparently didn't want our business for the 8th year in a row. Turned out to be the best thing that could happen. John arranged for our meeting to be held just up the road at the Indigo Run Golf club and for the same, actually less cost would include a full breakfast for all attending owners. John would like to create a power point slide show to have playing as owners eat breakfast (meeting to be held Wed 5 December starting at 9 for the breakfast with serious stuff starting at 10). The Board agreed that this is a good idea and will take pictures of the community, projects, local Island highlights etc. as the year goes by to include in the power point presentation. The now-famous Christmas party will be on Saturday Dec 1.

XIII. Audit – Currently on-going.

XIV. Insurance – Garrett stated that the insurance (included in your regime fees) was renewed at the same rate as last year but with some added coverage, without the added cost.

XV. Adjournment – With no further business to discuss, **John made a motion to adjourn the meeting at 10:00 a.m. Jerry seconded the motion. The motion passed without opposition.**