

# MINUTES

The Preserve at Indigo Run, HPR  
Meeting of the Board of Directors  
**Wednesday October 9, 2019**  
**9:00 am | On-Site**

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- I. **Roll Call/Call to Order** – Ross called the meeting to order at 9:00 a.m.
  - A. **Directors Present in Person** – Ross Pascall, President; John Babbitts, Vice President; Robert Dagle, Secretary; Joe Muenkel, Treasurer; Jerry Faulkner, Member at Large
  - B. **IMC Representatives Present** – Garrett Hamilton, Chief Financial Officer; Jennifer Meisel, Association Manager; Jaclyn Phillips, Minutes
- II. **Approval of minutes**
  - A. **June 11, 2019** – John made a motion to approve the minutes of the June 11, 2019 Board meeting. Jerry seconded the motion. The motion passed without opposition.
- III. **Executive Session** – *The Board went into executive session at 9:07 a.m. and came out of executive session at 9:34 a.m.*
- IV. **New Business**
  - A. **Meeting/Party dates** – Info will be sent to all owners as usual. **December 4<sup>th</sup> is the 2019 Annual meeting. Breakfast at 8AM, meeting to begin at 9AM. It will be held at the Indigo Run Golf Club, same as last year. The Christmas party is scheduled for Sunday, December 8<sup>th</sup> at 6:00p.m. at the Golf Club next door, the security guards will give directions.** John mentioned that there is a need for a decorations committee. Joe offered to assist. John is working with the General Manager at the Indigo Run Golf Club for special privileges for Preserve members only. Indigo Run Golf Club will also hand out free golf cart passes at the annual meeting for the Golden Bear Golf Course. The Board thinks this is a great idea.
  - B. **Ongoing work** – Ross stated that ongoing work is as follows: pond, garden walk, trim, chimneys, leaks.
  - C. **Water Alarm penalty for not using** – Every owner of a ground floor villa is required to have a water alarm in their HVAC (Air Conditioner) closet. They are given to residents for free at the front office. If you do not have one and there is a leak with damages, the resident is responsible for those extended damages caused as a result of not having such an alarm thus making it impossible to stop the problem with a relatively inexpensive visit from a plumber to clear the line. These small alarms are powered by a 9v battery and should be check regularly. Ross mentioned that checking to see if they work is simple, just pick them up and touch the two dime-sized discs at the bottom and a shrill alarm will sound, if not, you need a battery. Stop into the office for a free one. Garrett recommends doing a check of this at least once a year. It was suggested that Joel does an annual physical check of all 84 ground floor villas.
  - D. **Continued problem with vendors** – Ross stated that the ongoing Island-wide problem of both trained and manual labor has, if anything, gotten worse and he sees no improvement in

the near future. He stated you can't take someone off a fast food line and make them a plumber or electrician. There isn't a profession on the Island that doesn't have a permanent help-wanted sign in the door. In Ross's opinion, one of the biggest problems is losing trained techs that due to servicing the Preserve for years and understands the intricacies and uniqueness of various aspects of the Preserve are lost when a tech moves on to a better job, usually on the mainland. Years ago trained and manual labor had to come to HHI if they wanted better pay and conditions. Now that there's a booming growth in Bluffton and Beaufort this is no longer necessary. Why spend an hour a day waiting to cross an over-crowded 278 and bridge when similar jobs at the same or better pay are now available off-island? Ross stated there's a need to seek backup vendors. Garrett stated that we have a licensed electrician on IMC staff.

- E. Emergency calls/Jennifer/IMC vs: president or other board member** – Garrett explained the emergency on-call procedure for IMC. IMC's on-call procedure will take place in the future once Ross retires, who has maintained the emergency number (it was his personal cell) for the past 15 years. *This different number – (843) 785-4775 –will be the new after-hours emergency number - you will be prompted for emergency ring-thru, this will be provided to all owners and property managers in the near future. This number is to be used ONLY for true emergency after-hours situations. Joe has offered his cell phone number as an on-site Board member for assistance with after hours emergencies (and villa access). Joe's number will be used as a last resort. Obviously any emergency during normal hours should still be made to the office at 843 342-7747.*
- F. Problem Resident:** The board was presented with numerous complaints/concerns about ongoing annoying and in some cases escalating threatening/dangerous drunken behavior of a resident. After reviewing the complaints and hearing the rather distressing accompanying video/audio of just one incident the board agreed to have a director contact authorities and review options via the sheriffs office under Title 16-3-1700 researched by Joe and seek advice from the HOA's legal council, Weston Newton as to actions available via the HOA's Rules and Regs. The board fully recognizes that there is a big difference between annoying behavior (something that unfortunately is just part of any social environment) and the threatening, obtrusive and/or drunken behavior to the extent that several individuals sought a safer area. Every resident of the Preserve deserves the right to be left alone, to walk the community unimpeded and not have daily life negatively interrupted by the actions of others much less endure the threat of possible physical injury.
- G. Southern Wood's last 4 known problems** – The Board discussed the final stages of the construction litigation project. Ross mentioned that all work should be completed by late November.
- H. Audit – Ross made a motion to have an audit performed by McManamon & Co. for the 2019 books. Joe seconded the motion. The motion passed without opposition.**
- I. 2020 Budget** – Discussion ensued. The board was advised that the current budget seems to be pretty much in line with last years' projections. The 2020 budget till be presented to the board later October for approval and published before the annual meeting 4 December 2019
- J. Appoint Secretary – Joe made a motion for Robert Dagle to serve as the Secretary for the Board of Directors. John seconded the motion. The motion passed without opposition.**

**K.** Ross mentioned that the request for mosquito control after Dorian has resulted in the very low small aircraft you hear buzzing the Preserve around 7:30 – 9 every several days.

**V. Next Meeting Date** – To be determined for a budget approval meeting.

**VI. Adjournment** – With no further business to discuss, the meeting adjourned at 11:14 a.m.