



Indigo Pines Condominiums Management Association



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Minutes-Board “Budget” Meeting Zoom and In-Person May 7, 2025, at 5:30 pm

Call to Order: Terry Brannan, President, called the meeting to order at 5:33 pm.

Quorum: A quorum of the Board was present with Terry Brannan, Debbie Klink, Katherine Ghelarducci, and Jane DePasquale.

Residents present included: Marlene Hilker-Boyce, Michelle Hart, Robert Maignet, Kelly Bailey, Leonard Bruno, Linda Stuart, Linda and Bill Ford, Ann James, Ken Almeda, Duane and Karla Messier, Tara Hart-Patterson, Chaya Blansky and Loretta Morris.

Residents via Zoom: Sandra Lloyd, John Geis, Susan Cook, Jeremy (Guardian for Dolores Wheeler), Michael Sepe, and Hui Cao (Judy).

Minutes Approval: Katherine Ghelarducci approved the minutes from the February meeting, and was seconded by Terry Brannan.

Agenda Approval: Jane DePasquale approved the agenda; Katherine Ghelarducci seconded.

New Business: The proposed budget was explained by Katherine Ghelarducci, Treasurer, with a maintenance fee increase from \$390.00 to \$420.00 beginning June 1, 2025.

The pool remodel quote is \$35,987.00 but will be higher because the lights must be fixed. The money will need to come from reserves. We will need a majority of “yes” votes from the owners to take the money from reserves in order to proceed. A voting ballot will be sent out June 1st to be returned by June 13th. Pool will be closed for 2-3 weeks.

The reserve study needs to be done this year, but it’s \$1,000.00 lower than the last one. The cost is \$4500.00.

There is a new sign at the entrance, indicating 99 and 101 Bent Tree Dr.

The drainage has been completed between buildings 1 and 2.

New pool signs will be arriving in a couple of weeks. Cost was \$999.98.

We need a new computer and an updated version of Quick Books.

The new website is almost ready. There will be a passcode for owners to access the site.

Old Business: The sign in the front is installed. Gutters will be cleaned in August, November, and March. Power washing will occur once a year. Stucco has been patched and lampposts anchored. Terry Brannan is trying to negotiate a price for cleaning the gutters every 3 or 4 months.

Open Discussion: Duane Messier and Kelly Bailey discussed their findings for rocks for the landscaping. A 10 yard load of white marble will be \$2800.00 plus tax. Their suggestion is to start at the entrance and see how far 10 yards will get us. The Board will consider this. Terry Brannan said there should also be some kind of barrier to keep the rocks in place.

Michelle Hart asked that we avoid Saturday meetings whenever possible.

Adjournment: Terry Brannan made the motion to adjourn; Katherine Ghelarducci seconded the motion.

Meeting was adjourned at 6:33 p.m.