



# Indigo Pines Condominiums Management Association



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## Board Meeting

### Minutes

#### Zoom and In-Person

November 12, 2025, at 6 pm

Call to Order: Terry Brannan, president, called the meeting to order at 6:00 pm.

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

Residents present included: Marlene Hilker-Boyce, John and Penny Huff, Tara Patterson, Kelly Bailey, Leslie Drinkwater, Bob Maignet, Alesha Brewer, and Michelle Hart.

Residents via Zoom: Lisa Stone, Susan Cook, Gilberto Quijano and Sherry Brannan.

Minutes Approval: Katherine Ghelarducci approved the minutes from the August meeting and was seconded by Debbie Klink.

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

#### New Business:

Budget: Katherine Ghelarducci, Treasurer, went over the mid-year budget and we are in good shape. We have \$141,000 in reserves and have paid about \$250,000 toward the special assessment. We went over on tax prep and fire extinguishers, since we had to put one by the grill in the pool area. We also went over with the purchase of the stainless-steel grill. The Baileys purchased a heavy-duty cover for it, so this was not part of the cost.

Lawn: After a lengthy and productive discussion, we will give the current lawn company, All in Lawncare, a 30-day notice and then we will use Sunny Days weekly (option 2) for lawncare. The Board addressed all concerns to Sunny Days, and they will be cleaning up the backside of the condos at an additional cost for the initial cleaning and then will be doing it weekly. They will also be clearing debris by building #9 for an additional cost as well as tearing out the bushes by the clubhouse sign, so we can then fix the sign and get ready for new rock. They will be removing debris, tending to the hedges and mowing. A proposal summary is available to anyone who wants to see it. At times, they may leave debris by the dumpsters and return later that day or return the next day to pick it up. This cost is \$2820.00 a month. Fixing the lawn has to wait until spring so the seed/grass will grow properly. We also have several different types of grass on the property, and some do not do well with an abundance of water.

Rocks: can be done by Sunny Days. They gave us an estimate which includes a barrier. Vote was for brown river rocks for front, back, and sides of condos for \$24,600. There was a debate as to whether we should do it all at once or spread it out to alleviate paying all at once. Also, if we do wait there is a chance that the price will go up for the last sections to be done and how do we determine which buildings go first. Leslie Drinkwater had asked for more quotes.

Lawn spraying: will be done by Imperial for \$1100 bi-monthly. We received a discount since they also provide service to the apartments.

For anything over \$25,000, the Association needs to take a vote. This is an increase from the previous \$10,000.00.

Melanie Drinkwater will be resigning from the Board but remain as an LCAM.

With the passing of the new open-carry gun law, we will be getting signs preventing open carry in all common areas (including breezeways).

Electronic voting is now allowed by Florida Law. Residents at the meeting were against email voting, as it is not anonymous. We will look into ways that residents can anonymously vote electronically next year. A ballot would need to be sent to all the owners to vote on electronic voting. The paper vote will remain an option for anyone who doesn't want to vote electronically.

The tree by Building 9 has been passed to be torn down. The quote from Professional Tree Services was \$1200.00.

Next Board Meeting: Annual Board Meeting Feb 7th at 1pm. A 60-day notice will be going out on Dec 4<sup>th</sup> with paperwork to fill out with intent to be on the Board. Intentions need to be made by 12/29/25. If needed, the ballot will go out on 1/6/26 and will need returned no later than 1/27/26.

Parking Tags: New tags in effect 1/1/26. Owners: green, Renters: blue, Guests: Yellow. These will be hanging tags only. Melanie will be starting to disperse these in December with an explanation letter. Once the parking tags are distributed, Melanie will be walking around the parking lot on a weekly basis. A resident asked if Melanie could look at the dumpster situation, because the dumpster areas have not been picked up/cleaned.

Other Business:

Phone for pool that will directly dial 911 --\$99 installation, \$30 monthly to maintain. This was approved.

Please register for website if you haven't yet done so. [Indigopinescondos.org](http://Indigopinescondos.org).

We are still researching push knobs for the gates by the pool.

Electrical Issues in pool area: Johnson Electric was too expensive to put in a new timer, so we will be waiting for Atlantic Electric to come on December 4<sup>th</sup>. It was agreed to keep the pool closed at night until Atlantic Electric can get here.

Fountain: The electric to the panel is good, problem may be with the pump. Clearwater has been called.

Spa bubbles: It has been cleaned out 3 times and still isn't producing large bubbles. It may be a costly fix, but we will get a quote just to see the exact cost and nature of the problem.

The new stop sign will be getting concrete at the base to secure it. The trash straps were done.

Terry Brannan, Board president stated that he wants Leslie Drinkwater to have worker's comp insurance to do maintenance work for IPCA. Leslie, an owner, has volunteered his time while Terry has recently injured his back.

If you have complaints or issues, please direct them to Melanie, LCAM and the Board.

Kelly Bailey suggested informing residents/renters of common maintenance tips (ex: dryer vents, AC units) to help prevent problems in units and connecting units.

Adjournment: Terry made a motion to adjourn the meeting at 7:45p.m. Debbie seconded.