



Indigo Pines Condominiums Management Association



99 Bent Tree Drive
Daytona Beach, FL 32114
386-274-4039 indigopinescondos@gmail.com

FEBRUARY 7, 2026 ANNUAL BOARD MEETING MINUTES

1:00 pm ZOOM & IN PERSON

Attendees: Marlene Hilker Boyce, Kelly Bailey, Duane and Karla Messier, Michelle Hart, Terry and Sherry Brannan, Marc and Sharon Bellofiore, Sandra Lloyd, Peggy Zeno, Sharon and Wayne Wilson, Debbie Klink, Karen Gill, Fred Jowett, Jr, Lou and Bev Levesque, Loretta Morris, Lane Stone, Matthew Brewer, Tara Patterson, Jane DePasquale. Via Zoom: Ivan and Lisa Stone, Susan Cook, John Geis, Kathrine Ghelarducci, Florence Mandracchia, Shirley Moyer

Meeting was called to order at 1:05 pm by President Terry Brannan.

Quorum of the board was present with Terry Brannan, Debbie Klink, Jane DePasquale, Kelly Bailey and Duane Messier.

Minutes Approval: Jane DePasquale approved 11/12/25 minutes and Duane Messie 2nd them

Agenda Approval: Terry Brannan approved agenda and Debbie Klink 2nd them.

Agenda: Jane DePasquale read a financial review of the June 1, 2025 to December 31,2025 Budget and Actual Expenses.

Terry Brannan highlighted areas that impacted the budget and expenses including an increase in the landscaping as a result of contracting with a new company who has been putting in a great deal of work to bring the property back to an approved appearance. The office is now co-managed by two owners at the same cost as previously was budgeted. Peggy Zeno asked who they were. They are Linda Stuart and Tara Hart-Patterson. The office will be open Monday through Friday from 10 am to 3 pm and will be closed for lunch breaks.

Projects Completed: Terry reported that an Emergency Phone has been installed. The phone can only directly call 911. One of the gates now has an option of exiting without a key acting as an emergency exit.

Jean St.Cyr installed a new toilet in the women's restroom that repaired a leak .

Parking passes can now be picked up in the office. If you are unable to visit during business hours please reach out to a manager to set up an appropriate time.

New Open Carry Law- signs have been placed in three prominent locations indicating that IPCA does not permit open carry of firearms in common areas. Residents are instructed to report by calling 911 and to not approach individuals that are in violation.

Upcoming Projects

Fountain Lights -The board voted to replace the colored fountain lights at a cost of \$2,056.47.

Landscaping Rocks - Terry recommended that the landscaping rocks be scaled back to just the entrance, club house and pool areas in order to retain more of the reserve fund in anticipation of the upcoming insurance premium.

There was discussion about the hedges near the club house between buildings 1 and 2 as their height causes visibility issues. Terry suggested that they be cut down and replaced with grass. Several residents recommended keeping them but trimming down to a safer level.

Spa Jets - Kelly Bailey outlined what has been done to date. A company that deals with spare pairs will be on site on Monday to diagnose the issue. There have been two suggestions, one adding a blower accessory and the other is a possible check valve failure. The board will investigate the most cost effective, best option and proceed.

General Discussion

Fred Jowett, Jr suggested the parking spots be repainted as they are hard to see. Terry will look into a more durable paint option.

Marc Bellofiore asked about the pool heater. Terry advised it was turned back on February 4, 2026 and the sunny days will help with heating it up faster.

Marc also asked about the possibility of repairing the water shut offs. Terry stated that if they leak the association would repair. Other owners suggested the use of vise grips as a remedy.

Duane Messier asked about an option for lighting the entrance condominium sign and offered to research. Terry stated that we could check with Atlantic Electric for a quote.

Duane also discussed painting the light poles and the bridge. Debbie Klink advised that the board has discussed painting them the same color as the roofs. A tinted stain will be researched for the bridge.

Michelle Hart suggested we consider ways of making our club house more inviting.

John Geis asked about cracks undermining concrete in the breezeway in building four. Terry has this on his list of repair quotes.

Tara Patterson advised that she has resumed the newsletter and is starting a monthly game night.

Ivan Stone offered to assist with painting the bridge and light poles when he will arrive in April and thanked the new board members for joining.

Adjournment: Terry motioned to adjourn the meeting at 2:10 pm and Debbie Klink 2nd it.

Respectfully submitted by Kelly Bailey, Secretary of the Board