



Indigo Pines Condominiums Management Association



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BOARD MEETING MINUTES

August 19, 2026, at 6:00 p.m.

Call to Order: Debbie Klink, President, called the meeting to order at 6:00 p.m.

Quorum: A quorum of the Board was present with Debbie Klink (President), Duane Messier, (Vice-President), Kelly Bailey (Treasurer), Linda Stuart (Secretary) and Marlene Hilker-Boyce (Director).

Attendees: Walter Jr. and Kelly Bailey, Chaya Blansky, Terry and Sherry Brannan, Tara Hart-Patterson, Marlene Hilker-Boyce, Katherine Ghelarducci, Debbie Klink, Florence Mandracchia, Duane Messier, Loretta Morris, and Linda Stuart

Attendees via Zoom: Suzi Cook, Deborah Cummings-Dorvil, John Geis, Michelle Hart, Sandra Lloyd, Shirley Moyer

Approval of the Agenda: Kelly Bailey approved the Agenda, and Debbie Klink seconded it.

Approval of the Minutes: Marlene Hilker-Boyce approved the Minutes, and Duane Messier seconded it.

New Business:

Audit Review: Debbie Klink stated that we are in the middle of our audit and it is all going well.

Plant Replacement: Kelly Bailey explained that we have contracted with Butcher's, a company we have used for over a decade, to replace the bushes that were killed by the winter frost with more hardy varieties. They will be planting them on August 28th. \$1556 for planting 34 shrubs/plants and labor to remove 9 dead plants. They are guaranteed. Kelly read the list and will send a copy to John Geis as requested.

Stucco Repair: Terry Brannan and Debbie Klink assessed the areas where the stucco needs to be repaired on each building. Our stucco has never been painted and doing so would preserve it. We will be getting estimates on this. It will be the same color. There will be no changes.

Electronic Voting: Katherine Ghelarducci suggested that we have the opportunity for owners to vote electronically. This would be a \$1,200 up front cost with no monthly fees. It would be convenient for younger voters and also those traveling. Kelly Bailey said, because we hardly have people attending meetings on zoom and hardly any website traffic, it was decided to readdress this at a later date. There's no savings and not enough users right now.

Old Business:

Vendors: Kelly Bailey reminded everyone that we have contracts with each vendor to do specific tasks. Please do not approach them and ask them to do other things. This will cost extra. We have worked hard to stay within our budget.

Old Business Continued:

Termite Bond: Kelly Bailey stated that West Pest applied termite protection on 7/20/26. This is done every five years.

New Rules and Regulations: Debbie Klink stated that recent issues have forced us to update our Rules and Regulations regarding pool limits, noise with parties, glass in the pool, and just recently a fecal accident. The New Rules and Regulations were effective July 1, 2026.

Reserve Spending: Kelly Bailey explained that we spent \$4,532 on the Feeder System to regulate the Spa. We have budgeted the Vacuum Pump for the Pool and will schedule the installation. We had to replace one of the two air conditioning units for the clubhouse. (We put back \$4,500 into the reserves each month.) In a few months the pool will be paid back. We owe \$29,000 for the SBA Loan (20 more payments and that will be paid off.) We only owe \$46,700 for insurance with a total of \$137,700 in Reserves.

General Discussion:

Safety of children riding bicycles in our area.

Need to call to have Fire Extinguishers and Fire Hydrants tested.

It was suggested that all AC units should be numbered.

Owners are always contacted if water usage is over.

Bulk pick up (moving or construction) is not in our contract. If it does not fit in the dumpsters, owners will be charged.

There was a request for edging in front of the barrier behind building one. There is no edging behind any of our buildings. We will check where the property line is.

Not happy with weeds in front of building one. Use pet friendly weed killer only.

Insecticide signs on the lawn can be pulled up and thrown away the day after.

Building one needs trimming in back before a hurricane. Will get estimates.

Parking passes are flimsy and do not hook.

Request for dog poop cans around the area. Denied. Dumpsters are close enough.

All complaints need to be emailed to the office or put in our #99 box. Physical forms will be available in the clubhouse. There is also a formal complaint form on the website.

Adjournment: Marlene Hilker-Boyce made the motion to adjourn the meeting and Duane Messier seconded it.

The meeting was adjourned at 7:05 p.m.

Respectfully submitted by Linda Stuart, Secretary of the Board