

INDIGO UNIT 8 OWNERS ASSOCIATION, INC.
(PEBBLE CREEK)

BOARD OF DIRECTORS

MINUTES

11-17-22

The meeting was called to order by David Fouch, President.

Board members present: David Fouch, Carol Raymond, Jeanne Gagnon, and Robert Sabourin. Cynthia Heroy was not present.

A quorum of the board was obtained.

Others present were Debra ^{Haugen}Hague, Mr. and Mrs. Blass, and Richard Abend.

Jeanne made a motion to waive the reading of the October minutes. Robert made a second to the motion. All in favor.

The City of Daytona Beach permit requirements were discussed. The ARC form will be revised to meet City requirements for all outside work to state "All outside construction work must have permits before ARC is approved"

An additional line on the ARC will be added for homeowner(s) to sign and date. Jeanne made a motion to accept the above and Robert made a second to the motion. All approved.

The irrigation at the front entry needs repaired. STN did work without approval from the board. The only bid received was too high. The board instructed Nancy to hold the check. Also, the check for November landscaping should also be held. STN did not do the work in accordance with the contract.

STN submitted a bid for 2023 for \$79,500 along with P & S Pest Services for \$95,150.00. Yellowstone submitted a bid for \$82,800.00 Robert and Dave toured the property with Yellowstone. Yellowstone is prepared to start anytime.

Robert suggested giving STN termination notice effective December 1 or January 1 for not abiding by contract.

Robert made a motion to accept Yellowstone contract. Carol Raymond made a second to the motion. All in favor.

Jeanne discussed the new website she had been working on. Indigo 8 would own the website. Its name will be: PebblecreekIndigo8.com The cost to set up will be \$300.00 to \$400.00. There will be a small monthly fee.

The website will include financial statements, annual budget, ARC forms, all documents, news letters, etc. All owners will be able to access it.

David Foutch proposed a new painting schedule for homes. The 2023 costs per home will be 2 story - \$2,700 and 1 story - \$2,300 The ARC has a new color chart.

Carol and David will go to the City to discuss the golf course.

Open discussion: Mr. and Mrs. Blass disagree with having limitations on paint colors.

There being no further business, the meeting adjourned at 8:00 p.m.

Minutes taken by Nancy Chatley, Community Manager

11-17-22

Landscaping Proposals

- * only 3 companies submitted proposals
- * Second to None Basic \$79,500, plus optional \$12,747
- * P&S Pest Services \$95,150 (includes a generous \$5,000 discount)
- * Yellowstone \$82,008

11-16-22

Yellowstone reps (Barry Critcher and Brian Clyborne) did walk around with Bob and David F.

I spoke to Jessica Ballerino of Waters Edge HOA (Yellowstone service since 2019) and Brandi Hayes of The Trails (990 units-service since 2014). Both were very complimentary and effusive in their praise for Yellowstone and their staff.

Yellowstone are very familiar with our property and commented that significant improvement is required to make property look "cared for" Their proposal was very professional, and showed great attention to detail. Most of the current problem areas/concerns were reviewed. Proposal included: Startup Plan and detailed Scope of Services.

Yellowstone are ready to go, and could start 12-01-22 should Second to None agree.

Recommendation

1. Second to None be given Notice of termination effective 01-01-23
2. Offer Second to None an easy way out by resigning effective 12/01/22 avoiding "Termination for Cause"
3. Accept Yellowstone proposal and execute contract to be effective 01-01-23
4. Barry Critcher was invited to attend meeting of Board to discuss Yellowstone proposal, and answer any questions we might have. Barry very happy with the invitation