

PEBBLE CREEK INDIGO UNIT #8 OWNERS ASSOCIATION, INC.
C/O TOUT MANAGEMENT, LLC.
BOARD OF DIRECTORS & 2026 BUDGET ADOPTION MEETING MINUTES
MONDAY, OCTOBER 20, 2025 – 6:00PM
DAYTONA BEACH POLICE DEPARTMENT -
129 VALOR BOULEVARD DAYTONA BEACH, FL 32114
ROOM: COMPSTAT (2ND FLOOR)

DETERMINATION OF QUORUM:

David Mikolajewski	President	Present
Dave Norkus	Vice President	Present
Kim Baker	Treasurer	Absent
David Foutch	Secretary	Present
Tony Calderoni	Director	Present
Ashley Ousterman-Emanuel	CAM	Present
6 Owners Present		

CALL TO ORDER: The Board of Directors meeting was called to order at 6:00PM by D. Mikolajewski; President.

MINUTES: Motion made by D. Foutch, seconded by T. Calderoni, to waive the reading & approve minutes from 6/17/2025; motion carried.

FINANCIALS:

- BALANCES – Management provided the following reports & balances as of 9/30/25 – balance sheet reflecting an operating balance of \$35,472.17 and a reserve balance of \$54,490.49
- COLLECTIONS - customer balance summary/collection report reflecting 5 owners in the rear who have received a first collection notice or a certified second collection notice. Discussion on how the owners can be held accountable for being delinquent. The association currently provides cable to the community. Management to investigate if the cable can be shut off for those who are delinquent.
- RESERVES – There is a minimum amount required for each reserve item. Management was provided a reserve schedule.

MANAGEMENT & VIOLATIONS REPORT:

- Management provided work product memo and violations report showing all open/closed items since last meeting. In 2023, the Board adopted a fining process. Owners will receive a first notice advising them to correct the violation within 14 days. If not corrected, the violation is sent to the board, and a fine is implemented. A fining committee has not been established.
- Annual & Budget meeting mailing schedule provided, as well as the 2026 meeting schedule.

UNFINISHED BUSINESS:

- MANAGEMENT TRANSITION UPDATE: Completed.
- ARC COMMITTEE/PROCESS REVIEW: Completed.
 - o ARC APPEAL/ DISCUSSION: Completed.
- VENDOR PERFORMANCE: Ongoing issues with the current landscaping vendor. A proposal was previously provided and approved to trim hedges over 6 feet tall, for approximately \$1,800.00; the landscaper has not completed as he stated it was not the best time of year to complete. Management to follow up and have him complete trimming, confirming that trimming now will not create any damage to the hedges. The landscaping vendor was also to notify the Board when scheduled to perform work on-site, which has not been occurring. Management will

coordinate an on-site meeting with the landscaping vendor and the Board to discuss existing issues and identify a suitable solution.

NEW BUSINESS:

- **ADOPTION OF 2026 PROPOSED BUDGET:** Meeting agenda and 2026 proposed budget were mailed, via USPS, to the entire membership. Discussion/clarification provided on a few line items. No adjustments requested. Motion made by D. Mikolajewski, seconded by T. Calderoni, to adopt the proposed budget presented at \$621.00 quarterly; motion carried.
- **2025/2026 PROJECTS & PLANNING:** Concentration on landscaping vendor improvements, or possible vendor change.

BOARD MEMBER REMARKS:

- Complaint of trees overhanging the road—these belong to the golf course, and they are responsible for trimming.

OPEN FORUM:

- Appreciation to the Board, Garage Sale volunteers, and those who helped decorate.
- T. Calderoni advised that he is selling his unit and will be resigning by the end of the month.
- Appreciation to D. Mikolajewski for his hard work.

ADJOURNMENT: Motion made by D. Norkus, seconded by T. Calderoni, to adjourn the meeting at 7:01PM; motion carried.

NEXT MEETING: January 19, 2026 – 6:00PM – Annual Meeting of Membership & Organization Board of Directors Meeting.