

The Board of Directors



**THE PRESERVE**  
Condominium at Indigo Run

Owner's Association

**RE: Board Meeting 26 January 2012 - 8 a.m.**

Directors in attendances: Ross Pascall, Marie Shiroma, Rick Saba, Allan Morrison and Jan Pascall, Regime Manager.

New Landscape/hardscape Projects for the year:

As proposed at the last annual meeting, the addition of small retaining walls at the areas where the ground slopes to the street permitting anything that's planted or pine straw to wash out the first rain leaving just dirt showing was discussed. The project would remedy this situation and because we'd use the same rolled cobblestone we used in the fountain circle, continue the aesthetic look as it extends from the fountain hardscape.

The board took a walking tour of the property to view proposed areas where retaining walls could be placed.

**ACTION TAKEN:** The Board voted unanimously to construct 8 retaining walls.

The island areas in front of buildings 26 and 27 have been neglected over the years. The pine trees are scraggly and offer little or no aesthetic value. Refurbishing the planting would depend on being able to provide irrigation to the area

**ACTION TAKEN:** Board voted to table this item until drawings and we get a quote that would include irrigation.

Last year there were considerable complaints about smokers at the pool. The usual complaints, the smell is obnoxious and unsafe for anyone nearby. Many of the complaints were lodged by families and grandparents with visiting grandkids. It was proposed to construct a patio with table and chairs for smokers just before the pool back gate. It's been impossible to grow grass anyway and a paver patio/path would look fantastic. Smoking would not be permitted at the pool area itself during regular pool season. Fines were proposed: initial warning - second and further offences, \$50 per. SOP would prevail as with any fines levied by the Regime-If payment isn't made by a tenant then the owner's Regime account would be debited. If still left unpaid, normal collection procedures would prevail.

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ACTION TAKEN: The board approved construction of a walkway, patio and table/chairs as well as prohibiting smoking at the pool during the swim season 1 April - 1 Oct. Vote was unanimous.

The annual pool party was discussed. Year after year the number of people attending diminish. Unlike the Christmas Party there really doesn't seem to be the 'community' involvement that's very evident at the Christmas Party.

ACTION TAKEN: given the circumstances, it was decided the expense of the pool party didn't justify the event and the money saved could pay for the one-off patio. Vote was unanimous.

Ross brought up that despite the fact that the dumpster area at the back gate had a street light, this light was not viewable to any driver entering...or trying to find the back gate from the road. Another good reason is that the proposed bike path is now located on the Preserve side of the road and a light would make seeing any walkers/joggers/bikers more visible to people using the gate. It was proposed that Palmetto Electric be approached to get town permission and install a street light on the road side of the back gate.

ACTION TAKEN: Steps should be taken to have a street light installed. Vote was unanimous

Ross mentioned that the original plans for the bike path indicated (and still does on the town's web site) that the path would be on the opposite side of the road from the Preserve. He noticed that there were surveyor markers that appeared to place the path right through the Preserve's back gate planting....including all the mature Palm trees. Ross had a meeting with the town planner and engineer and found that the path is now being placed on our side of the street. However, the town indicated that the surveyor markers should not be construed as the actual route of the path. Furthermore they indicated that even though that funds for the path were approved in 2011 the money wasn't used. Now the funding has to be re-approved and it appears that even with a 're-approval' it would be unlikely the project could move ahead sufficiently to use the previously approved funds meaning that the re-approval would have to be re-approved once again in 2013. By the end of the meeting everyone was laughing at the inane situation. Note, the people actually charged with doing this have nothing to do with the funding situation.

Ross mentioned now that most winter leaves and pine needles' drop is over, the roofs will be blown clean of pine needles in the next couple weeks.

Power washing will commence and all walks and ground level building areas that have any 'green' will be treated.

All fire/Riser room doors will be inspected and where necessary, re-hung/realigned to stay closed.

The HHI Fire Department in their annual inspection noted several overt signs that grills were on balconies and/or being used to close to the buildings. Fire regulations and HOA RRR's prohibit any grills on the balconies (electric is OK) or within 10 feet of the building when in use. Grilling inside the garage is both illegal and obviously a problem for neighbors.

The fountain area was placed off-limits for dogs last year. The reason for this had nothing to do with

trying to inconvenience some dog-owners that liked to use the fountain grass area as a dog park. The Regime tried for years to maintain the grass so it looked as grand as the fountain itself. We tried sod, re-sod, fertilizing, seeding all to no avail. The only thing achieved was a mediocre grass and plenty of bills. Last year we finally hit on the current hybrid grass that turned out to be magnificent. Mid summer, dozens of dead yellow circles in the grass started appearing. At first we thought it was some infestation and treated as such. We finally found the reason. As strong and beautiful this particular grass was, it was highly susceptible to dog urine. No matter how diligent a dog owner might be, there was no possible way to curb this normal function and thus, the prohibition on dogs in the fountain circle. The result? Grass turned back to normal in about a month and continues to look great. Lately there are some serial poopers that seem to be purposely letting their dog leave their droppings on the circle grass. It's such a shame that we have such people as neighbors and the board is asking the other 99..9% of our very considerate, responsible dog owners to report anyone they see in this area. There's always that 1%...and I'm not referring to the 'Occupy Wall Street' group.

For the Board

A handwritten signature in black ink, appearing to read "Ross Pascall". The signature is written in a cursive, flowing style with some loops and flourishes.

Ross Pascall, President