

# The Preserve at Indigo Run, HPR

## MINUTES

Meeting of the Board of Directors  
WEDNESDAY, October 20, 2021 at 1:30PM  
IMC, C-1

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- I. **Roll Call/Call to Order** – Joe Muenkel called the meeting to order at 1:34p.m.
  - A. **Directors Present** – Joe Muenkel, President; Elizabeth Davis, Secretary; Colleen Zaccardo, Member at Large
  - B. **Directors Absent** – Kate Holland, Vice President; Pam Kosteva, Treasurer
  - C. **IMC Representatives Present** –Deanna Anderson, Association Manager; Garrett Hamilton, VP of Accounting & CFO; Erin Cameron, Minutes
- II. **Approval of Minutes** – Joe Muenkel made a motion to waive the reading and approve the minutes from July 21, 2021. Elizabeth Davis seconded the motion. The motion passed without opposition.
- III. **Ratifications** –
  - A. **American Pride 3 Year Contract** – Joe Muenkel made a motion to ratify the email vote to approve the three-year contract (signed October 16, 2021) with American Pride for the rental of a six-year-old trash compactor, with use and maintenance costs totaling \$2,500-\$3,000, varying from month to month based upon the haul, the tonnage of debris, and landfill charges. Elizabeth Davis seconded the motion. The motion passed without opposition.
  - B. **Purchase and Installation of New Shed** – Joe Muenkel made a motion to ratify the email vote to approve the purchase and installation of the new shed, for Roger and Willie to be able to store their materials, as well as holiday decorations, at a cost of \$5,300.41. This will replace the twenty-year-old rotten, broken-down shed by the 28 & 29 building, which will be torn down and removed. October 29, 2021 will close-out the use of the off-site storage facility, with associated costs to be removed from the Preserve's expenses. Colleen Zaccardo seconded the motion. The motion passed without opposition.
  - C. **Delivery Signs at Entrance** – Joe Muenkel made a motion to ratify the email vote to approve the installation of six signs throughout the property that advise delivery trucks to make deliveries at the back entrance, located at 6 Gardener's Drive, at a cost of \$6,206.89. Colleen Zaccardo seconded the motion. The motion passed without opposition.
- IV. **President's Report**
  - A. **General** –
    - i. **Tree Pruning** – Joe Muenkel reported that the association held their community social with approximately fifty people in attendance and discussion regarding trees and pruning took place. Nick Wright from Arbor Nature to meet with Joe to address tree issues that neighbors have complained about, to be addressed on a one-day basis, to be completed by end of October or early November.

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- ii. **Speed Bumps** – Concerns have been raised from the ownership that sufficient investigation has not been performed in regards to the needs and location of installation of the speed bumps. Joe Muenkel visited Rescue 5 Fire Hall and spoke with first responders there; he also met with Hilton Head Town Fire Marshall, Joeheida Fister, and has examined different options for speedbumps, with engineering advise from Charlie Walczak of CPW Engineering, which was then directed to Mike Jukovsky from MAJ Construction. Six speed bumps are anticipated to be installed throughout the community once a price has been set; bicycles, handicap vehicles and equipment will easily be able to transgress the speed bumps. Joeheida Fister will oversee the installation of the speed bumps.
  
- V. **Financial Report** – Garrett Hamilton reviewed the September financials with the Board, explaining that the operating cash position is \$95,345. The association is overbudget in Operating Expenses by \$8,000, but is expected to catch up by the end of the year. Administrative expenses are underbudget; capital expenses are overbudget; landscape expenses are overbudget, but will catch up by the end of the year.
  
- VI. **Executive Session** – *The Board entered into Executive Session at 2:27 p.m. and exited Executive Session at 2:32p.m.*
  
- VII. **Old Business** –
  - A. **Rear and Front Gate Repairs** –The front gate damage has been repaired and the rear gate damage is in the queue to be repaired.
  
- VIII. **Speed Bumps** – The Board discussed the upcoming project to install speed humps throughout the property. Speed humps to cost a total of \$5,000. Per Charles Walczak, the cost to spread out the slope of the speed hump and make access for handicap easier to transgress the humps is estimated to be \$1,000 per speed hump, which will include installation.
  
- IX. **New Business** –
  - A. **2022 Budget** – Garrett Hamilton presented the 2022 Preliminary Budget for the Board’s review, noting there will not be an increase in the cost of the IMC Management Contract for this upcoming year. Discussion ensued regarding the options for a chlorine pool or a saltwater pool. **Joe Muenkel made a motion to change the method of chlorinating the pool from chlorine sticks to liquid chlorine, which will result in the need of the distribution system to be changed, at a cost of \$4,000, with funds to come from the Replacement Reserve account. Colleen Zaccardo seconded the motion. The motion passed without opposition.** Additionally, \$4,000 to be moved into Fountain Maintenance to offset the anticipated fountain repair costs; Tree trimming expenses will be increased to \$4,000.
  
- V. **Next Meeting Date** – Pre-Annual Meeting is set for Wednesday, December 1, 2021 at 4:30PM.
  
- VI. **Adjournment** – Without further business to discuss, the meeting adjourned at 3:55p.m.