



PRESIDENT'S REPORT

We are fast approaching the end of another year at the Preserve. There is no question that everyone would agree it has been a hard year with changes, challenges, stresses and frustrations. After fifteen years Ross Pascal retired as President and essentially a new Board of Directors assumed the significant responsibility of financially and physically managing this community of 42 Buildings, 252 Condo Units and over 500 diverse owners with varying personalities. These changes all transpired during a COVID Pandemic with its accompanying economic recession and shortages of necessary materials. It changed the way we lived and travelled and created personal frustrations and fears for everyone's family members here and away. Nationally we watched wildfires, hurricanes, protests and a divisive election cycle in our Country which added to already high tensions.

I am pleased to report that through all of this, our community as a whole has followed the necessary requirements to stay safe & healthy and has understood and accepted the difficulties the Board has faced in making changes and overcoming challenges. As a Board we had no alternative but to cancel plans for the yearly Holiday Party this December for the protection of everyone. In addition, we had to move the annual meeting venue to the **Honey Horn Pavilion** to allow for social distancing while maintaining mask requirements. We made arrangements to have a golf cart available to assist those members who are unable to walk the distance from the parking lot to the meeting pavilion. Our biggest priority as a Board has always been and will always be the safety of all the members of our community.

Despite the challenges this year has put in front of us as a Board, I am pleased to report that we have made great progress in attending to the needs of this community. With Chris Leibham's eye for finance and insurance, he kept us substantially in budget while challenging the initial quote we received on our insurance premiums resulting in a reduction in that quote. We had monthly workshops, in addition to quarterly meetings to stay current with projects. One of those major projects we are pleased to address was the need to find a reliable landscaping company to replace Ocean Woods. Our efforts here met with some initial setbacks but we were able to overcome them and secure Brightview as a landscaping company I believe the majority of the residents in the Preserve are pleased with. In addition, as a second major project, we took on the retention ponds and the drainage and flooding problems we were experiencing in the Preserve. We retained JR Services who cut years of debris and roots out of our drainage pipes and examined and repaired our overflow structures in the ponds. This work should keep the Preserve dry and safe with regular maintenance rescheduled every 3 to 5 years. We cleaned and painted the Mail Kiosk, Replaced the sand filler tanks at the pool, repaired and painted the trash compactor, increased the recycling pickups, improved custom security cameras, consolidated phone and internet services and costs, improved the French drain to resolve flooding issues by the 38-40 buildings, repaired fountain damage, and with Bright View's help repaired and turned on irrigation systems in areas that were not working. Through Elizabeth Davis efforts, we have started a regular newsletter for the purposes of keeping our community informed as to what we have done and what we will be doing in the future. We intend to continually tweak this newsletter with suggestions from the community to remove any mistaken belief that we as a board are reluctant to communicate and are not being transparent.

Going forward into 2021, we intend to start to improve the appearance and integrity of the 42 buildings in the Preserve. All of these structures are 20 years old. While the roofs have all been replaced 4 to 5 years ago, they are clearly in need of other improvements in their appearance. We are in the process of obtaining three separate quotes on building repairs and improvement options including fascia boards, gutters, soft wash or where necessary paint, moldings, shutters, pillars and doors. Please keep in mind that this will be a major project and in light of the number of buildings we have to address, it will take some time to complete. As we receive more complete information regarding these projects, their costs and time constraints, we will communicate this information to you as owners through newsletters and quarterly reports.

Unfortunately, one of our most immediate needs will be to focus on the necessary repair of the front gate as a result of a delivery truck driver who did not know how to read the sign that 20 foot trucks are not allowed in that entrance and additionally failed to follow the instructions he was given to enter the Preserve through the rear entrance on Gardner Road. Fortunately, we obtained all the necessary information and pictures to file a claim against the driver and the company and should be able to get this expensive and time consuming repair work fully covered.

I cannot close this President's Report without commenting on the efforts of Kate Holland as a Board member. While working in a full time weekly job, she has found the time and invested the effort to be a voluntary member of this Board since she was appointed by the Board earlier this year. She has shared her long-time experiences in this community with the Board, balanced with helpful thoughts, ideas and opinions. This community is lucky to have her as an owner, a neighbor and a member of the Board. I encourage you to vote to elect her.

Let me end this Preserve update by again encouraging you to attend the annual meeting this year, as the election of Board members is important to the community and the main reason for this meeting. If you are unable to attend or feel uncomfortable because of Covid-19, please submit your proxy. This is EXTREMELY important, because if we don't have a quorum, we have to spend the money to do this whole process over again. So please, take a few minutes to fill in, sign and return the enclosed postage paid proxy card. You can also scan in the proxy card and email it to Lyndsey@IMCHHI.com or fax it to 843-785-3901 or drop it by the regime office.

There are THREE (3) seats up for election at the 2020 Annual meeting - one for a full three-year term, one to complete a two-year term expiring in 2022 and the last one is to complete a term expiring in 2021. Incumbent Kate Holland will stand for re-election. Chris Leibham has recently announced to the Board he will not stand for re-election. He and Liz are planning to move out of state in April or May to be closer to their children. In fairness to the Board and this community and out of a strong interest in avoiding any future hint of impropriety, they have made this announcement at this time so there will be a full board for 2021 following the election. On behalf of the Board and this community we thank Chris for his time, his insight and service and Liz for allowing him to be a part of this Board. We wish them and their family the best of Health and Luck in the future.

To all the residents of the Preserve, be safe and be well. Happy Holidays to all of you and your families.

Joseph Muenkel

President

The Preserve at Indigo Run, HPR