

INDIGO
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Indigo Community Development District was held Tuesday, November 17, 2015 at 12:00 p.m. in the Holiday Inn Daytona Beach LPGA Boulevard, Ballroom, 137 Automall Circle, Daytona Beach, Florida.

Present and constituting a quorum were:

Thomas G. Leek	Vice Chairman
John McCarthy	Supervisor
Donald Parks	Supervisor

Also Present were:

James Perry	District Manager
Katie Buchanan	District Counsel (by telephone)
Kurt von der Osten	Field Operations Manager
Jamie Rountree	Team Rountree

FIRST ORDER OF BUSINESS

Roll Call

Mr. Perry called the meeting to order at 12:00 p.m.

SECOND ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the October 28, 2015 Meeting

Mr. Perry stated the next item is approval of the minutes of the October 28, 2015 meeting. Are there any additions or corrections to the minutes?

There being none,

On MOTION by Mr. Parks seconded by Mr. Leek with all in favor the minutes of the October 28, 2015 meeting were approved.
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FOURTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

There being none, the next item followed.

C. Manager

Mr. Perry stated at the last meeting I mention I was trying to set up a meeting with Steven Greathouse of Consolidated Tomoka and unfortunately I have been unable to meet with him, he was on vacation for a couple weeks. At this time I will get with Kurt and we will try to meet directly with Mr. Albright.

After the last meeting there were some questions in regards to Mr. Albright's comments to the board specifically to Mr. McCommon but also the implication that when we undertook changing the assessment methodology in regards to the unplatted lands and undeveloped lands that Consolidated was harmed by that process. I went back and looked at all the lands that Consolidated owned in 2012 and since that time they did transfer a few parcels over to GC Land but basically in 2013 if you look at what they owned then and what they own now their assessments went from \$77,600 to \$74,200 so they actually went down.

Mr. Leek asked where does the 177% increase come from? As I was reading from his email he said it forced an increase in Consolidated's annual obligation by over \$22,000 per year or 177% increase.

Mr. Perry stated I have no idea where he came up with those numbers. In 2012 and the assessment roll for 2013 in total including three parcels that GC Land owned the total for assessments was \$284,000 the actual assessments for Indigo Grand Champion, which is Consolidated, there are separate legal entities under which they own land, those were actually in 2013 \$77,625 and again I go to 2016 those same parcels they are actually paying \$74,188.

Mr. Leek asked what is the gross they are paying on everything?

Mr. Perry responded that would be grossed up by 6.38% so it would probably be about \$81,000 that Consolidated Tomoka is paying. Consolidated doesn't have a lot of parcels left in the district that they own. GC Land does and I don't know the inner workings of Consolidated Tomoka and what dealings they have with GC Land but there might be some type of sharing or

something that those undeveloped parcels that GC Land that they have a deal with that maybe they feel it has been impacted but they physically don't own those parcels, GC Land does.

Hopefully, when Kurt and I meet with him we can go over some of this too to make sure there is no miscommunication internally on their behalf too.

Mr. Leek stated I'm sure John will read the minutes and want to clarify and if you can meet with him that would be great.

D. Field Operational Manager

Mr. von der Osten stated there are a few scattered lights out, one fountain light and service requests are out for Tournament and the entrance. International Golf we had a little damage from a contractor to some lighting that has been taken care of.

Mr. Perry stated the property tax bills went out November 1st and this is probably one of the few districts that we didn't get hardly any calls on.

FIFTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Mr. McCarthy asked on the interlocal agreements for the overpass I would like a definitive description of what we are responsible for.

Mr. Perry asked when you say definitive you want not only the areas, which are delineated on the map what the city is responsible for and the district but also the level of service.

Mr. McCarthy stated the level of service being how many palm trees, what kind of shrubs, what kind of trees, that kind of thing.

Mr. von der Osten stated I can put it in two columns, what was in the original interlocal agreement and grant versus what we are actually doing out there.

Mr. McCarthy stated I want to know what the original agreement was for because that is what we are responsible for.

Mr. von der Osten stated the only thing that I have found is in the original proposal there was a projected maintenance budget for the interchange and that was for the amount of cuts and amount of maintenance to be performed at the interchange. That was part of the original proposal for the grant. You can list it in one column and in another column list what is actually being performed out there.

SIXTH ORDER OF BUSINESS

Approval of Check Register

Mr. Perry stated the next item is approval of the check register that totals \$85,056.55.

On MOTION by Mr. McCarthy seconded by Mr. Parks with all in favor the check register was approved.

SEVENTH ORDER OF BUSINESS

Financial Statements as of October 31, 2015

Mr. Perry stated next is the financial statements as of October 31st and this is just one month's activities. There is very little transactional activity. We are under budget in the general fund and also at this point in time under operating expenses communitywide we are under budget. It is just one month of the fiscal year.

EIGHTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

NINTHORDER OF BUSINESS

Next Scheduled Meeting – January 27, 2016 at Holiday Inn

Mr. Perry stated our next scheduled meeting is going to be January 27, 2016. We don't have a December meeting scheduled but I will let the board know what Kurt and I work out as far as meeting with Mr. Albright. We will send you separate email correspondence with regard to that.

Mr. Leek stated I won't be here January 27th.

On MOTION by Mr. Leek seconded by Mr. Parks with all in favor the meeting adjourned at 12:15 p.m.


Secretary/Assistant Secretary


Chairman/Vice Chairman