

INDIGO
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Indigo Community Development District was held Wednesday, September 27, 2017 at 1:00 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	Chairman
Robert E. Welsh	Vice Chairman
John McCarthy	Assistant Secretary
Donald Parks	Assistant Secretary
Mark McCommon	Assistant secretary

Also Present were:

James Perry	District Manager
Sarah Warren	District Counsel by telephone
Kurt von der Osten	Field Operations Manager
Jamie Rountree	Team Rountree
Jennie Rountree	Team Rountree

FIRST ORDER OF BUSINESS

Roll Call

Mr. Leek called the meeting to order at 1:00 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the August 23, 2017 Meeting

On MOTION by Mr. Parks seconded by Mr. McCarthy with all in favor the minutes of the August 23, 2017 meeting were approved.

FOURTH ORDER OF BUSINESS

Discussion of Hayman Wood Delinquent Properties

Mr. Perry stated I haven't had anything come to me from Hayman Wood or the trustee regarding this. The only thing that has happened is that GMS has been asked to provide an

estoppel letter to a group out of Jacksonville on numerous properties that Hayman Wood has and the estoppel provides an overview of the delinquent debt attributable to each of the parcels they have asked for. They haven't asked for all the parcels but the biggest ones would be NW 21, the hotel site and the Five Sisters properties. I think there are a couple other small properties. This group asked for an estoppel last year also and I don't know who their client is but they obviously have some interest in the properties. Hayman Wood has made their installment payments so we are doing fine with that.

FIFTH 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 when we talked about the budget last month and it was adopted one thing we discussed briefly and I talked with Jamie after the meeting is the concept of probably doing some enhancements on the landscaping project. I guess the timing of that would be more toward the spring and we will ask Jamie to provide options for the board to consider.

Mr. McCommon asked would this be mainly at the entrance?

Mr. Perry stated it is up to you if you think there are specific areas you think need enhancements.

Mr. Rountree stated certain portions have been done along the lake but there are certain portions of LPGA that have original plant material and it is starting to show it. We would probably do a priority list start with the areas that look rough the next would be high visibility areas.

Mr. Perry stated we submitted the assessment roll to the county and that will be included in your tax bill and there will be a small reduction in assessments. I do owe you a letter in regards to that unfortunately a lot of districts in the Northeast had severe damage from the

hurricane and we have been dealing with that. From what I understand we had very minor issues here.

D. Field Operational Manager

Mr. von der Osten stated due to the hurricane we had approximately 65 trees down, which have been stood back up and battened. Most of them are in the south where we have had problems with them taking root and at one time we looked at replacing them with palms. Cleanup took about three days and the cost will probably come in just under \$10,000. Also all the annuals were wiped out at the entrances and that number does not include replacing the annuals. The fountains are down at the main entrance with motor issues and we are getting a proposal to replace the motors and I will forward that proposal when it is received.

Mr. Leek stated on Perfect Drive there are a lot of trees that were blown over. That is the responsibility of the homeowner, correct?

Mr. von der Osten stated yes. There is one neighborhood where the HOA is responsible for the street trees but in other neighborhoods the documents read differently.

Mr. McCommon stated on Perfect they had a forklift and were putting some trees back up and a couple of them have blown over again. Was that something you had worked out with the homeowners' association?

Mr. Rountree stated two of ones we did at Grayhawk were ones we had battened before and when I assessed it I felt it needed four 2 X 4's versus three so I stood them back up and they are charged to the homeowner.

Mr. Perry asked in regard to the fountain do you have an estimate the board could approve an amount not to exceed?

Mr. von der Osten stated both pumps went down at the same time and right now my guess is each pump would be about \$1,500. You are looking at potentially \$3,000.

On MOTION by Mr. Parks seconded by Mr. Welsh with all in favor staff was authorized to proceed with pump replacement in an amount not to exceed \$3,500.

Mr. von der Osten stated at the last meeting a resident mentioned that the entry monuments were two different colors. I have driven it twice and they look the same to me.

Mr. McCarthy stated the blue background is different on one entrance only.

Mr. von der Osten stated I will take a look.

Mr. Leek asked what about the reflectors that he brought up?

Mr. von der Osten stated we were going to reverse them and in the last three weeks have been sidetracked.

Mr. McCommon stated I drove up on Champions and I didn't see the issue he was talking about. I'm not sure we do want to change them but someone else needs to look at them. There was one right on the face and it looked okay to me.

Mr. McCarthy stated they are mounted such that the reflective area is off to the side.

Mr. Rountree stated the ones off to the side typically are where you are turning so when you make that turn you are actually facing it, you are not facing the center of the island you are facing the corner that is why we offset them a little bit. We can add two more to each one. If you recall when we originally did that we did four or five variations, on the ground, on top of the curb and the only one that showed up at all was on the face of the curb. You couldn't even see the other two at all until you got on top of them and it was too late.

Mr. von der Osten stated let's add them where everybody is going to drive by at Tournament and Champion.

Mr. Rountree stated we will do it there and at the clubhouse area and I will do it at both ends of each island.

Mr. Leek stated I know we decided against this in the past but I don't remember why. Why did we decide to not use reflective paint?

Mr. Rountree stated it is costly and doesn't reflect that well.

Mr. von der Osten stated we are investigating an issue a resident called about possibly some homeless people frequenting the resort parcel by the driveway to the golf maintenance building. I walked it twice and there is evidence of someone being there. I contacted the owner and police department and they are not going to chase anyone off unless it is posted with "no trespassing" signs and they need owner approval. I contacted the owner and have approval and we plan to post that property.

Mr. Leek stated there have been a lot of people in there picking berries.

Mr. Rountree stated we are addressing that too and Chief Capri is going to get me a letter that authorizes me as an agent acting on behalf of the CDD to actually trespass them.

Mr. von der Osten stated I have a request from an engineer who lives in Rennar asking questions about the overall stormwater plan the district maintains and he asked for the complete diagram of the community stormwater system. I talked to him briefly and referred him to Jim and the district engineer.

Mr. Perry stated it is public information and I haven't talked with him yet but if an individual wants a lot of information we will formalize the cost associated with that and give him that information. Just because he gets a set of plans there are probably going to be tons of questions and things and we don't want him to engage the engineer for educational purposes.

SIXTH ORDER OF BUSINESS **Supervisors Requests and Audience Comments**

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS **Approval of Check Register**

On MOTION by Mr. Welsh seconded by Mr. McCommon with all in favor the check register in the amount of \$95,068.63 was approved.

EIGHTH ORDER OF BUSINESS **Financial Statements as of August 31, 2017**

Mr. Perry stated we have the financial statements of the district as of August 31, 2017. We have the balance sheet and we are ending up with about \$2 million in the general fund.

Mr. McCommon asked how does the additional cost of the hurricane affect our budget?

Mr. Perry stated there is a provision in the insurance policy for \$50,000 worth of landscaping but since it is a named event it is subject to 3% deductible over the cost of the insured asset so basically, we are not recovering anything. We have looked into obtaining additional insurance in other districts through Lloyds of London and it is cost prohibitive. We are basically self-insured.

Mr. McCommon stated I just wanted to know if it put us in a deficit situation.

Mr. Perry responded no, we are in good shape and we expect the trend to continue because right now we are overall \$73,000 favorable to budget in regards to the operating expenses community-wide, \$21,000 favorable for the I-95 expenses and about \$38,000 favorable on administrative. We are a little bit short in our collections but the reason for that is some tax

certificates don't sell but overall, I think we are going to be fine. It sounds like the total cost impact will be less than \$25,000 for the district for cleanup. We have some districts in North Florida where we just got started and we spent \$100,000 towards cleanup.

We also have the debt service fund budgets and after that is a month by month analysis of expenditures and we also have the assessments receipt schedule. One interesting thing on this schedule we are about 90% collected so our collections are still doing well with the tax certificate sales. If you look at the last one on June 13, there was approximately \$61,000 received on the tax certificate sales but there are payments for the 1999A, 1999C and 2005 Bonds. That means there were some platted lots where people have not paid and they are up for tax certificate sale, which is a little unusual especially for a platted lot and/or house. I don't have the details on that but it is a little different.

NINTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

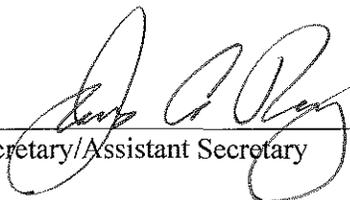
TENTH ORDER OF BUSINESS

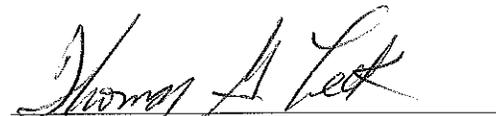
**Next Scheduled Meeting – October 30, 2017
at 1:00 p.m. @ Holiday Inn**

Mr. Perry stated our next scheduled meeting is going to be October 30, 2017 at this location.

Mr. Rountree stated I will probably be out of town for that meeting and my wife who this past year retired from AT&T is coming on board with Team Rountree as our quality control manager so she will probably attend any meeting that I can't take whenever I'm out of town. If the board has anything between now and the next meeting try to get it to me ahead of time so we can have an answer for you.

On MOTION by Mr. Welsh seconded by Mr. Leek with all in favor the meeting adjourned at 1:25 p.m.


Secretary/Assistant Secretary


Chairman/Vice Chairman