

INDIGO  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Indigo Community Development District was held Wednesday, December 12, 2018 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
John McCarthy	Vice Chairman
Robert E. Welsh	Assistant Secretary
Donald Parks	Assistant Secretary
Mark McCommon	Assistant secretary

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. Leek called the meeting to order and Mr. Perry called the roll.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

Mr. Freeman stated I own a few development companies out of Orlando, Florida and Windemere. We've purchased one lot so far within the Indigo community and we plan on building on the lot. My interest in coming to the meeting is to find out if there are any restrictions and also one of the lots I'm thinking about buying has a notice of unpaid non-ad valorem special assessments, and I need to know if that comes from Indigo or not.

Mr. Perry stated it does.

Mr. Freeman stated I want to talk to somebody about that if possible.

Mr. Perry stated we will do that right after the meeting. Keep in mind that in regards to what type of unit you want to build on a lot this board has no control over development rights.

Mr. Freeman stated I have spoken to the city and county and I was wondering if there are any restrictions from Indigo on building at all.

Mr. Perry stated this district doesn't have any responsibilities or power over development; the HOA does that.

Mr. Freeman asked is there an HOA in Indigo or not?

Mr. Perry stated yes.

Mr. von der Osten stated you have at least two HOAs.

### **THIRD ORDER OF BUSINESS**

#### **Organizational Matters**

##### **A. Oath of Office for Newly Elected Supervisors**

Mr. Perry being a notary public of the State of Florida administered the oath of office to Mr. Welsh, Mr. McCommon and Mr. McCarthy.

##### **B. Consideration of Resolution 2019-01 Designating Officers**

Mr. Perry stated following an election we always look at the current slate of officers, which is the purpose of Resolution 2019-01. The officers as they are now are: Mr. Leek is chair, Mr. Welsh is vice chair, I am the treasurer and secretary, Ariel Lovera and Patti Powers are assistant treasurers, Jim Oliver is an assistant secretary and the remaining board members are assistant secretaries. If you want to change the officers all I ask is that the GMS employees be left the same as they are now for administrative purposes.

On MOTION by Mr. Parks seconded by Mr. Welsh with all in favor Resolution 2019-01 was approved as follows: Tom Leek chairman, John McCarthy vice chairman, James Perry Secretary and Treasurer, Ariel Lovera and Patti Powers assistant treasurers, Jim Oliver Bob Welsh, Donald Parks and Mark McCommon assistant secretaries.

### **FOURTH ORDER OF BUSINESS**

#### **Approval of the Minutes**

##### **A. October 9, 2018 Continued Meeting**

##### **B. October 24, 2018 Meeting**

On MOTION by Mr. Welsh seconded by Mr. McCarthy with all in favor the minutes of the October 9, 2018 and October 24, 2018 meetings were approved as presented.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Buchanan stated I do want to update the board on the settlement agreement as it relates to SW 30 and Parcel 32. At this time it has not been finalized. I have made some requests of the trustee to shore up the agreement in showing the bondholders do in fact consent to what we understand the deal to be and I'm waiting for them to return those comments to me. I am still optimistic that it will be executed but it is not there yet.

Mr. Leek asked are you waiting to hear from the bondholders' counsel or from the purchasers?

Ms. Buchanan stated bondholders' counsel.

Mr. Perry stated the structure of the agreement is pretty much what has been discussed all along, so the landowners are fine with it, it is just some of the details with the bondholders. If you will remember we went from several hundred units in the 600-700 range down to 464 and there is a delta there that needs to be addressed related to the bonds associated with that reduction in units. The landowner is saying he is not going to be able to do 464 it will probably be somewhat less than that he was saying in the 350 range so if that occurs he will have to pay a true-up payment between what is platted and that 464 units. There are a number of units there that need to be addressed eventually.

Mr. McCommon stated they are waiting on the bondholder as well, there is not deal so to speak until that is moving forward.

**B. Engineer**

There being none, the next item followed.

**C. Manager**

There being none, the next item followed.

**D. Field Operational Manager**

Mr. von der Osten stated at the last meeting we discussed replacing some of the lights at the entrances with the LEDs. I presented it and the answer is yes, it has all been approved. We are about two weeks behind on starting on the monuments in Grand Champion. We located the original colors and we are proceeding with that. We had one act of vandalism since the last meeting and some people were spray-painting entry monuments on the north side, but we were there the following day.

Mr. Welsh asked what is causing the lights to go on and off on Champions Drive?

Mr. von der Osten responded it is the controller inside the LED. Typically we do have to remove those but we do have a supply of replacements.

Mr. McCarthy asked is there any information from Consolidated about the entry?

Mr. von der Osten stated no.

Mr. McCommon stated we had asked them for a follow-up and they are basically non-responsive?

Mr. von der Osten stated yes, that is accurate.

#### **SIXTH ORDER OF BUSINESS**

#### **Supervisors Requests and Audience Comments**

Mr. McCarthy stated we had purchased some Christmas wreaths for all four entrances and evidently there are some entrances that don't have electric. What do you think about putting some in?

Mr. von der Osten stated I certainly could there is electricity generally in the area, we could run an underground conduit.

Mr. Perry stated work up an estimate and we will look at it at the next meeting.

Mr. Rountree stated in the past Team Rountree has always put up the Christmas decorations and that sort of thing. Kurt and I would like the board's approval to start to contact some companies that actually do that type of thing for a living because as the district has grown it has become incredibly more difficult for us to get it done in a timely manner for the homeowners.

Mr. Perry stated okay.

Mr. Freeman stated if I am purchasing one of the lots is there any HOA documentation that is supposed to be mailed to us or anything that I can pick up?

Mr. Perry asked is it a platted lot or a parcel you are talking about?

Mr. Freeman stated it is a parcel. I have a parcel ID with me, there is no address just LPGA Boulevard. I would like to make sure the HOA fees on the lot if there is any that it is paid so it doesn't go into arrears.

Mr. von der Osten stated it looks like the Hayman Wood SW parcel.

Mr. Perry stated the HOA is completely separate from this board but parcels are different than platted lots.

**SEVENTH ORDER OF BUSINESS**

**Approval of Check Register**

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

**EIGHTH ORDER OF BUSINESS**

**Financial Statements as of September 30, 2018**

A copy of the financials was included in the agenda package.

**NINTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.


**TENTH ORDER OF BUSINESS**

**Next Scheduled Meeting – January 23, 2019  
at 1:00 p.m. @ Holiday Inn**

Mr. Perry stated the next scheduled meeting is January 23, 2019 at 1:00 p.m. in the same location.

On MOTION by Mr. Welsh seconded by Mr. McCommon with all in favor the meeting adjourned at 1:16 p.m.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman