

## **Meeting Minutes - Quarterly Meeting of the Indian Trail HOA Board of Directors**

**Date: February 18, 2025**

**Time: 7:00 PM**

**Location: Community Pool**

### **Roll Call:**

#### **Board Members Present:**

Darlene Louderback (President)

Ralph DiGiacomo (Secretary)

Amy Knickerbocker (Treasurer)

Raymond Alfini (Director)

#### **Board Members Absent:**

Antoinette Gilkes (Vice President)

### **Notes:**

President Louderback called the meeting to order at 7:00 PM. Secretary DiGiacomo took roll call and found all members present except Vice President Gilkes. Secretary DiGiacomo read the minutes from the Annual Budget Meeting which took place on October 29, 2024. The board approved the minutes by a vote of 4-0. Treasurer Knickerbocker read the Treasurer's Report. She reported that there may be a budget shortfall of \$3,975.87 at the end of FY 2024.

There was a discussion about the current guest parking situation. The board discussed a proposal to add signage to all the guest parking areas outlining where guest parking begins and ends. All board members present agreed to move forward with this.

President Louderback laid out the projects that the Board will be taking on in 2025.

1. Pool Locks Replacement: Replacement of the pool locks at the pool using a better system powered by electricity and not solar power. The board is currently getting three quotes for the work.
2. Fence on RPB Blvd: Replacement of the fence bordering the east side of the Indian Trail Villas community. Discussion ensued about the height of the fence and the board agreed that the fence should be six feet in height at a minimum.
3. Community Traffic Signs: Replacement of any worn out or missing traffic signs within the community.

President Louderback also announced that the Annual Meeting and Election for the Indian Trail Villas Board of Directors will be on April 21, 2025, at 7:00 PM on the pool desk.

### **Comments from the Public:**

Two homeowners were present at the meeting and had the following comments and questions.

**Alex MacGregor – Unit 6**

Mr. MacGregor spoke to the board about the possibility of adding another room to his villa which is an end unit. Discussion followed and President Louderback advised that the only place to realistically add a room is behind the garage. She then explained she did that at her unit located at 116 Conaskonk Circle. The board suggested that Mr. MacGregor go to Village Hall and speak with the Planning and Zoning department to get the details on what it would take to add a room.

Mr. MacGregor also announced that he had recently got married and turned in the paperwork for his wife to move into his unit.

**Biran Giles – Unit 36**

Mr. Giles asked about the spotlights that were uplighting the royal palm tree located at the front of the community. Director Alfini explained that they were not waterproof, and that water had gotten inside the fixtures and destroyed them. He also explained that we are looking into the possibility of getting waterproof replacements.

Mr. Giles also asked about whether the fence on the east side of the community could be black. President Louderback stated that she thought the fence could be any color we wanted, and that black could be a possibility.

Mr. Giles asked about Roof Reserves, which currently total approximately \$375,000. President Louderback and Treasurer Knickerbocker explained that when the roof project kicks off in 2028, we will only need approximately \$222,000 for the first phase with is four units.

Mr. Giles then discussed the fact that the pool is the only amenity that residents have and that the restrooms are such an eyesore after all the other work done in the pool area. He asked if the board would consider renovating the restrooms. President Louderback agreed with Mr. Giles and added this to the projects for 2025.

**Action Items:**

Director Alfini will be getting quotes for replacing the worn out or missing traffic signage and getting additional signage for the guest parking areas in the community.

Secretary DiGiacomo will be creating the Annual Meeting mailer and sending it over to the Board so it can go to the accountant for processing.

**Adjournment:** The meeting adjourned at 7:42 PM by President Darlene Louderback.

Respectfully submitted,  
Ralph DiGiacomo  
Secretary  
Indian Trail Villas HOA