

Indigo on the Ashley (IOA) HOA Meeting Minutes ~ July 15, 2025

APPROVED by Quorum 1/15/2026

Location: Westcott Park Clubhouse; Quorum = 21

Presiding Board of Directors (BOD)

Nick Kantzer, President (term exp 1/2026)

Janet Smith, Vice President (term exp 1/2027)

Gerri Zimbardi, Secretary/Treasurer (term exp 1/2026)

Mo DiGiandomenico, Board Member (term exp 1/2027)

Will Copulos, Board Member (term expires 01/2027)

Architectural Control Committee (ACC) Rich Barnett (lead), Dave Jones, Amy Nienstedt

1. *Call to Order*

Meeting was called to order at 7:00PM by Nick Kantzer, President.

All attendees introduce themselves.

Attendees: Daphne David, Grant Silverstein, Steve Bright, Randy Harvey, Greg & Amy Gorsuch, Sandra Fox, Monique DiGiandomenico, Aldo Sanderson, Jason & Crystal Perry, Nick & Jessica Kantzer, John Robinson, Barbara White, Gerri Zimbardi, David MacRae, Barbara Monroe, Janet & Henry Kehoe, Will & Cynthia Copulos, Rickie & Evelyn Turner, Rich and Dale Barnett, Brandt & Annette Roach, Billy & Janet Smith, Earl Brown, Kristen Parker (23 Homeowners)

By proxy: Lois McCue, Tammy Johnson, Robert Lisi, Peter Whittenburg (4 by proxy).

Total homeowners 27 – **QUORUM ESTABLISHED**

Guest Attendee: Kenneth Skipper, City Council Representative for District 9

2. *Discussion with City Councilman Kenneth Skipper*

Topics discussed: proposed construction options on Dorchester Road – see SCDOT site for more details; city fiscal year ended June 30 in solid standing, soccer fields and walking paths to be added to area across from aquatic center, new mayor and 3 new city council people, old naval base redevelopment, status of tenants for new mall at front of Indigo Fields.

3. *Review and Approval of January 14, 2025 Minutes*

Final minutes summarized by Kantzer and posted on the IOA website for reference.

Minutes approved by quorum.

4. *Treasurer Report (Gerri Zimbardi)*

The 2025 Finance Summary through 06.30.2025 was presented.

- Revenue totaled \$12,700, 80 of 82 homes paid. Expenses at approx. \$15,000 to date, with \$4,375 additional expected unless the HOA proceeds with foreclosure action for Havrilack property. \$16,000 cash on hand.
- Board recommends CDs for a portion of the reserve to start later this year.
- Board proposed \$210 as new annual dues due to rising expenses and several years of dues without a cost increase. Discussion ensued about Havrilack foreclosure and possible liquidation of the pond acreage to cover rising costs.

5. *Old Business (Nick Kantzer)*

- Reminder that four properties have liens, summary in financials.
- Update on Havrilack foreclosure – proceeding with new attorney, recommended

by prior attorney.

- Kantzer shared details of the April tree removal at the pond; several dead trees and trees in need of maintenance that were over resident property fencelines or would potentially fall over the fencelines during inclement weather were removed. Possible bi-annual planning, given the number and health of pond trees.
- Successful board and resident volunteer pond area cleanup day was had and will be planned for in the Spring next year.
- New over-sign lights at the pond are in progress and are expected to be done shortly.
- Discussed potential removal of nuisance alligator at the pond.

6. *New Business (Nick Kantzer, Janet Smith, Will Copulos)*

- Halloween movie night planned for October 25, 2025, with pizza and snacks.
- Pond Bathymetric and Erosion Studies; Erosion Mitigation and Dredging: Board has spoken to Storm Water Engineer at Public Works Dept. of N. Charleston, two documents on HOA site for reference, as well as new bathymetric study, erosion mitigation report, and reserve study. Residents voiced questions and concerns about whose responsibility it is to maintain and/or dredge the pond, and potential outcomes if we do not take care of it. Motion was made, accepted and approved to petition other HOAs for financial assistance before proceeding with further expense to begin these projects. Board will also pursue any grants or nonprofit sources of potential funding.

7. *Front Entrance Committee (Mo DiGiandomenico)*

- DiGiandomenico reported new plantings and new myrtles, moving shrubbery around and fixed sprinkler system onto the front island.

8. *Open Floor*

- Resident asked for new rules to be added to the covenants about pool maintenance due to ill effects in the neighborhood when pools are poorly maintained.
- Residents asked about the new black street and stop signs in the beginning of the subdivision. IOA HOA had been in touch with the supplier and received a quote for approx. \$6,000 to do the same in our HOA. Currently not budgeted for that.
- Residents shared positive feedback on improved look and maintenance at the front entrance; and asked how decisions are made regarding what to put up there.
- Residents raised question of HOAs consolidation in the subdivision.

9. *Adjourn*

Meeting was adjourned at 8:50PM by Nick Kantzer, President.

Respectfully submitted.

Gerri Zimbardi, Secretary/Treasurer