

Heron Bay Board of Directors Minutes

Monday, December 18, 2023

-Meeting called to order and determination of a quorum made at approximately 9:06am

Board Members Present:

David Printy (President), Bonnie Gotbaum (Vice President/Liaison to Committees), Donna Cook (Secretary), Kevin Thortsen (Treasurer), Mark Zaremski (At-Large).

-Motion made and seconded to approve agenda. Motion carried unanimously.

-Motion made and seconded to approve the November minutes. Motion carried unanimously.

Oral Communications to Board: None

Unfinished Business:

-Lot 1A Exchange:

Lot 1A transfer is complete as of December 5, 2023.

-Dock D Steps Project Update:

Renovation began in December 2023 and is in progress.

Steps will also be added this winter to improve access to Dock B.

Reports:

Report from Committees:

-Bonnie Gotbaum provided an update from committees including ARC, CPC & Social Committees.

-There will be ARC committee vacancy for 2024.

-Motion made, seconded and unanimously approved to communicate ARC vacancy information to residents.

Treasurer's Report:

-Money market has earned approximately \$1,000 in interest since account was opened.

-\$102,000 to be transferred from operational account to reserve account in January 2024.

Henderson Business Report:

-Not available at time of meeting.

New Business:

None

Executive Session began at appx. 9:38am

Return to Regular Session at appx. 10:10am

The November HOA Board Meeting was adjourned at approximately 10:15am

The next meeting of the Heron Bay HOA Board will be Monday, January 15, 2024 at 9am.

CPC: No December Meeting

Architectural Review Committee (ARC)

December

All decisions identified within the minutes should be considered a committee unanimous vote unless otherwise noted.

Date: December 5, 2023

6:00 PM – Heron Bay Clubhouse

Attendees:

Tim McMullen - Present

Ken Kennedy - Present

Nicci Gafinowitz – Present - Remote

Bonnie Gotbaum – Board Liaison

Tracie Johnson – ARC Volunteer

David Grein – ARC Volunteer

Presentation:

Business Session:

Approve – November Minutes Approved

New Business:

Heron Bay ARC Volunteers – Brief Orientation - David Grein

New and Pending Requests:

Carlisa Davie/Theresa Rann – Request to use alternative mailbox. Provided Homeowner feedback and ARC Blue Book Requirements

Dave Printy – Documentation on Dog Fence Requested additional information.

Brad McClean – 602 Pearl Bay Dr. – Send Follow-up Letter. ARC provided homeowner guidance for fence placement that meets the original conditional approval.

John Rosenbaum - 118 Heron Bay Dr. – Resolved exterior material/finish at front of house.

Landscape Plan approval pending

Charles Lee – 146 Chersonese Ct. – Send Follow-up Letter ARC guidance provided to homeowner

Unapproved Construction/Site Activity

443 Pearl Bay Dr. – Lot 32 (Update) ARC submitted request to Henderson for NOV execution.

Pending Construction Document Review Requests – On Hold or awaiting Construction

Documents Approval or Stakeout Approval

Mark LeClair – Lot 53/ Phase 4 – 179 Mallard Dr. – New Residence – Requested Professionally drawn Elevations. Neil Arrington has requested additional info on Floor Plan and Foundation Plan Awaiting feedback from Homeowner

Lot Clean-up/Tree Removal Requests:

179 Mallard Dr. (Lot 53/Phase4) – Mark & Vanessa LeClear – Lot Clean-up Request Awaiting feedback from Homeowner

Construction Project Updates: New Homes – (Landscape Plan Review Required-LPRR)

169 Kingfisher Court (Anthony) – New Residence – (Landscape Installation Pending) ARC requested homeowner provide extension for Landscape plan

311 Whisper Lake Dr. (Lot 112, Phase 6 – Henry Munn) – New Residence – Retaining Wall Requested/LPRR ARC to follow up with homeowner

181 Heron Bay Dr. - Weber -Hartman Residence - Phase 1, Lot 5, New Home Residence – ARLP Homeowner has not responded to requested information. Turn over to Henderson for NOV

586 Pearl Bay Dr. - Shirley Residence – New Residence - LPRR Landscape Plan submitted by Homeowner. ARC will review plans and provide feedback

118 Heron Bay Dr. (Lot 2/Phase 2)– John Rosenbaum – New Residence – LPRR Retain Deposit

128 Summer Lake Dr. – Lot 15/Phase 2 - New Residence - Theresa Rann – LPRR Homeowner

has not responded to requested direction. Turn over to Henderson for NOV

509 Whisper Lake Dr. – Lot 1/Phase 10 – Al & Wilma Camp – LPRR In Progress

685 Whisper Lake Dr. – Lot 8/Phase 10 – Steve Thompson - New Residence In Progress

181 Kingfisher Ct., Lot 22, Phase 10 - David Beach – New Residence In Progress

137 Channel Ct. – Lot 155/Phase 9 – Gotbaum, New Residence In Progress

Open Projects: Other than New Homes

227 Whisper Lake Dr. – Hales Residence – Request for Dog Run: Complete Pending final planting. Issue – Owner submitted email confirming plans to plant shrubs along fence in fall.

Follow up with Homeowner

190 Badin View Dr. (Lot 171 – Phase 7 – Tim McMullen) – Pergola/Retaining Wall/Pavers –

Requested change from Segmental Retaining Wall to Brick finish with block backup. - Approved

Old Business:

1. Updates to ARC Guidelines – Awaiting Board Review/Approval