

Heron Bay Board of Directors Minutes

Monday, May 20, 2024

-Meeting called to order and determination of a quorum made at approximately 9:03am

Board Members Present: Bonnie Gotbaum, Donna Cook, Kevin Thortsen, Amy Zaremski, Mark Zaremski,
Also present: Shawna Hughes (RealManage Association Rep)

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

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

Oral Communications to Board:

None

Unfinished Business:

Boat Storage:

Updated survey has been obtained to potentially expand boat storage. No formal action taken at this time.

Resolutions:

Board and RealManage will collaborate regarding any needed resolutions. No formal action taken at this time.

Reports:

Committee Reports:

-Reports from ARC, CPC, and Social Committee provided.

Treasurer's Report:

-Kevin Thortsen provided an overview of account balances for Reserves, Operations, & Money Market accounts.

New Business:

ARC Guidelines & Covenants:

Process discussed to ensure new residents receive these documents.

Executive Session began at 9:56am

Return to Regular Session at 10:30am

The May HOA Board Meeting was adjourned at approximately 10:30am

The next meeting of the Heron Bay HOA Board will be Monday, June 17, 2024 at 9am.

Heron Bay CPC Minutes

8, May 2024 / 7:00 PM / Club House

Attendees

Brian Kurzel-Chairman, Joe Pleasant-Vice Chairman, Vicki Pleasant-Secretary, Lisa Erdner, Brad McLain, Bonnie Gotbaum - Board Liason

Absent: Robin Link, Heather Walker, Janna Grant, Charles Humphrey, David Ruby

Minutes

The March 2024 CPC minutes were reviewed and Vicki moved to approve and Brad provided a second with all in agreement.

Committee Reports

Landscaping (Joe) - Routine services ongoing. Spraying for moss buildup on trails was completed today by Joe. Daryl Matthews (Matthews Greenhouse) will trim the shrubs beside the road at the main entrance and trim the shrubs that line the walkway to the clubhouse on Saturday of this week. The irrigation systems at the clubhouse was activated last week and the system at the entrance will be activated when the utility system that provides the water unlocks our access. This should occur over the next two weeks. New plants were placed at the clubhouse and new plants will be installed at the entrance in two weeks. Daniel removed a fallen tree and completed a treatment for fire ants.

Trails (Robin) - Nothing to report.

Boat Storage (David) - No update. No progress as of yet for expansion.

Club House (Charles) - Pressure washing and painting of outside light poles will be completed next week. New hardware for the front door is scheduled to be installed soon.

Gate House (Charles) - Nothing to report.

Gate (Brian) - Brian indicated that the gate is working well.

Piers (Janna) - Tree removed at Dock A. Dock B has a warped skirt board that will need to be replaced. Brad said he would inspect and see what is needed. Pressure washing to be scheduled in approximately a month.

Signs & Streetlights (Lisa) Replacement signs are in. Brian, Gene and Joe will install on Saturday.

Ponds () - Fountain is running.

OLD BUSINESS

1. Clubhouse furniture replacement. Selection committee will meet again and consider a couple of proposals.
2. Pickle Ball Court. Cracks in the pavement will be sealed.

NEW BUSINESS**Adjournment**

Meeting was adjourned with a motion by Joe and seconded by Lisa.



Architectural Review Committee

(ARC) Meeting Minutes

Date: May 7, 2024

6:00 PM – Heron Bay Clubhouse

Attendees:

Brad McLain – Chair

Gene Gotbaum

Taylor Harrington

Tracie Johnson – ARC Volunteer (absent)

Mark Zaremski – HOA Board Liaison

Minutes:

Assign Minutes Taker -Taylor Harrington

Presentation:

None scheduled

Business Session:

Approve – April Minutes -Approved

New Business:

- Start date for Construction (Approved Stakeout Review date?)
 - 12 months starts from Stakeout approval date
 - Correcting filing system to include start date on current projects and previous projects

Construction Project Status - New Homes

- 169 Kingfisher Court - Lot 21 / Phase 10 - Anthony
 - ARC has approved Landscaping Plan
 - Once landscaping is completed, ARC can conduct the Final Walk-Thru.

- 311 Whisper Lake Dr. - Lot 112 / Phase 6 – Henry Munn
 - ARC has approved Landscaping Plan
 - Once landscaping is completed, ARC can conduct the Final Walk-Thru.

- 586 Pearl Bay Dr. - Lot 44 / Phase 3 - Shirley Residence – New Residence ○
ARC has approved Landscaping Plan
 - Once landscaping is completed, ARC can conduct the Final Walk-Thru.

- 128 Summer Lake Dr. - Theresa Rann (Lot 15/Phase 2) - New Residence ○ ARC
did not approve Landscaping Plan submitted on 4/29/24. ○ ARC has requested
revisions to the plan and offered assistance on 5/2/24

- 509 Whisper Lake Dr. – Lot 1 / Phase 10 – Al & Wilma Camp ○ ARC has
approved Landscaping Plan
 - Once landscaping is completed, ARC can conduct the Final Walk-Thru.

- 685 Whisper Lake Dr. –Lot 8 / Phase 10 – Steve Thompson, New Residence ○
ARC has approved Landscaping Plan
 - Once landscaping is completed, ARC can conduct the Final Walk-Thru

- 181 Kingfisher Ct, Lot 22 / Phase 10 - David Beach – New Residence ○
Re-Design Request (5ft extension of Master Bathroom) Approved by ARC ○
Construction is In-Progress

- 137 Channel Ct. – Lot 155 / Phase 9 – Gotbaum, New Residence ○

Construction is In-Progress

- Owner's next step is to submit Final Landscaping Plan to ARC for review.
- 179 Mallard. Dr. - Lot 53/ Phase 4 - Mark LeClair, New Residence ○ ARC has conducted Stakeout Review
 - Construction is In-Progress
- 588 Pearl Bay Dr. - Lot 43 / Phase 3 - Larry Fulton, New Residence
 - ARC has conducted Stakeout Review
 - Construction is In-Progress
- 493 Whisper Lake Dr. - Lot 43 / Phase 10 - Jacqueline Harrell/Steve White ○
 - ARC has approved the New Construction Submittal
 - Owner's next step is to submit the Stakeout Review Request Form
- 215 Heron Bay Dr. - Lot 10 / Phase 1 - Michael Toney, New Residence ○
 - ARC has conducted Stakeout Review
 - Construction is In-Progress

Projects: Other than New Homes - (Short Form Submittal)

- 146 Chersonese Ct. – Charles Lee – **Tree Removal**
 - ARC has approved Submittal with restrictions
 - Once project is completed, ARC can conduct the Final Inspection
- 190 Badin View Dr. - Lot 171 – Phase 7 - Tim McMullen – **Pergola/Retaining Wall/Pavers**
 - ARC has approved Submittal
 - Once project is completed, ARC can conduct the Final Inspection
- 602 Pearl Bay Dr. – Brad McLain – **Existing Fence Relocation**
 - ARC has approved Submittal with restriction (fence relocated and screened -or fence removed)
 - Once project is completed, ARC can conduct the Inspection

- 138 Mallard Dr. - David Printy - **Driveway extension**
 - ARC has approved Submittal.
 - Once project is completed, ARC can conduct the Final Inspection
- 207 Whisper Lake - David Grein - **Walkway to Dock Repair / Replace**
 - ARC has approved Submittal.
 - Once project is completed, ARC can conduct the Final Inspection
- 203 Badin View - Link - **Landscaping Addition**
 - ARC has approved Submittal.
 - Once project is completed, ARC can conduct the Final Inspection
- 637 Whisper Lake - Harrington - **Landscaping**
 - ARC has approved Submittal.
 - Once project is completed, ARC can conduct the Final Inspection
- 277 Whisper Lake - Thortsen - **Tree Removal in CUBE setback** ○ No outstanding issues by ARC or Board
 - Project Close / Complete (4/6/2024)
- 323 Whisper Lake - Coble - **Shoreline Stabilization**
 - ARC has requested Contractor Requirements Form on 5/6/24

Adjourn