

Heron Bay Board of Directors Minutes

Monday, June 16, 2024

-Meeting called to order and determination of a quorum made at approximately 9:08am

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 May minutes. Motion carried unanimously.

Oral Communications to Board:

One property owner had questions for RealManage related to HOA closing fees. One property owner had questions related to the process for new construction.

Unfinished Business:

Boat Storage:

Updated estimate for boat storage expansion has been obtained and shared with CPC. 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, & Social Committee provided.

Treasurer's Report:

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

-Motion made, seconded and approved to move Money Market funds to a bank offering a higher interest rate.

New Business:

Process discussed to ensure new property owners receive important documents and information.

Executive Session began at 10:10am

Return to Regular Session at 10:30am

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

The next meeting of the Heron Bay HOA Board will be Monday, July 16, 2024 at 9am.

Heron Bay CPC Minutes

12, June 2024 / 7:00 PM / Club House

Attendees

Brian Kurzel-Chairman, Joe Pleasant-Vice Chairman, Vicki Pleasant-Secretary, David Ruby, Heather Walker, Charles Humphrey Bonnie Gotbaum - Board Liason

Absent: Robin Link, Lisa Erdner, Brad McLain, Janna Grant

Minutes

The May 2024 CPC minutes were reviewed and Heather moved to approve and Joe provided a second with all in agreement.

Committee Reports

Landscaping (Joe) - Routine services ongoing. Turf Fashions sprayed the common area grass areas for weeds and specifically for Virginia Buttonweed. Daryl Matthews (Matthews Greenhouse) will trim the shrubs beside the road at the main entrance. He trimmed the shrubs that line the walkway to the clubhouse and planted new plants at both the entrance and clubhouse.

Trails (Robin) - Trails appear to be fine.

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

Club House (Charles) - One of the toilets in the Men's bathroom needs minor repair. Charles to follow up on the repair. New hardware for the front door is scheduled to be installed soon.

Gate House (Charles) - Nothing to report. Needs to be pressure washed. Boots and Hoses will be scheduled.

Gate (Brian) - New belts installed. 1 used and 1 new in the Gate House for spares. Service on gate completed.

Piers (Janna) - Dock B has a warped skirt board that will need to be replaced. There is a tree leaning toward Dock A and Daniel will be asked to remove it.

Signs & Streetlights (Lisa) Nothing to report.

Ponds () - Fountain is running.

OLD BUSINESS

None.

NEW BUSINESS

No meeting in July.

Adjournment

Meeting was adjourned with a motion by Vicki and seconded by Charles.



Architectural Review Committee

(ARC) Meeting Minutes

Date: June 4, 2024

5:30 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 – June Minutes

New Business:

• ARC Project Statuses / Durations

- Assigned follow up for projects that have been in process.

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
 - Final Compliance Walk-thru scheduled for 6/4 at 10AM.
 - Once sign off is completed, Refundable Deposit request will be processed.

- 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. - Teresa Rann (Lot 15/Phase 2) - New Residence
 - ARC did not approve Landscaping Plan submitted on 4/29/24.
 - ARC met with Teresa on 5/22 and she agreed to put a landscaping plan together.

- 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
- 323 Whisper Lake - Coble - **Deck Rebuild & Drive Addition**
 - ARC has approved Submittal.
 - Once project is completed, ARC can conduct the Final Inspection
- 305 Badin View - Sugg - **Landscaping, Tree Removal, Shoreline Stabilization**
 - ARC has approved Submittal and received signed Contractor Requirements.
 - Once project is completed, ARC can conduct the Final Inspection

Adjourn