

## **Heron Bay Board of Directors Minutes**

**Monday, November 18, 2024**

-Meeting called to order and determination of a quorum made at 2:12pm.

-Board Members Present: Bonnie Gotbaum, Amy Zaremski, Mark Zaremski, Donna Cook, Kevin Thortsen  
Shawna Hughes, RealManage Association Rep, also in attendance

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

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

### **Oral Communications to Board:**

-No oral communications

### **Unfinished Business:**

#### **Annual Meeting:**

-Confirmation of proxy paperwork & other meeting materials, nominees for board vacancies, and speakers for agenda topics for the Monday, November 18 annual meeting.

#### **Boat Storage:**

-Construction updates provided by Kevin Thortsen.

-Target date for completion is December 2024.

-Common Property Committee preparing to update boat storage signage.

### **New Business:**

None

### **Reports:**

#### **Committee Reports:**

-Summary reports for each committee to be provided at the annual meeting.

#### **Treasurer's Report:**

-Review of account balances for operational, budget, and reserve accounts.

-Discussion of special assessment to be voted on by residents at annual meeting.

-No Executive Session

-The November HOA Board Meeting was adjourned at approximately 4pm with the annual meeting to follow at 7:00pm.

-The next meeting of the Heron Bay HOA Board will be Monday, January 20, 2025 at 9am.

## **Heron Bay CPC Minutes**

### **13, November 2024 / 7:00 PM / Club House**

#### **Attendees**

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

Absent: Robin Link, Janna Grant, Heather Walker

Visitors: Steve Thompson

#### **Minutes**

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

#### **Committee Reports**

Landscaping (Joe) - Routine services ongoing. Fall / Winter plants were put out. Joe will be meeting with Daniel Ward who does our routine landscaping later in the week to discuss the budget for 2025 and changes in the 21 mowings that are a part of the annual agreement for services.

Trails (Robin) - No report. Charles cleared the trails with his mower.

Boat Storage (David) - Clearing for the expanded storage is underway.

Club House (Charles) - Water heater replaced.

Gate House (Charles) - Interior of gate house needs cleaning. David volunteered to clean the interior. Gate house was broken into but nothing was stolen.

Gate (Brian) - Entrance gate call system cell service was replaced with internet service to boost the signal strength. Reception is much better and the cost will be \$10 less per month.

Piers (Janna) - Janna received a quote to make repairs to Dock C. The quote is from Elite Renovations for \$1,910. Bri will review with the Board and move forward.

Signs & Streetlights (Lisa) Lisa has received quotes on signs for the boat storage area. All seem high. Additional quotes will be perused before a decision is made. Two street lights are out and one light in the boat storage area. This has been reported to the Energy United that supplies the lighting.

Ponds ( ) - Fountain is running. Will need to be turned off in December.

## **OLD BUSINESS**

## **NEW BUSINESS**

Steve Thompson attended the meeting learn more about the CPC and asked several questions regarding how things were done. Good discussion.

## **Adjournment**

Meeting was adjourned at 7:40 with a motion by Charles and seconded by David.



## Architectural Review Committee (ARC)

### Meeting Minutes

**Date: November 5, 2024**

**6:00 PM – Heron Bay Clubhouse**

**Attendees:**

Brad McLain – Chair

Gene Gotbaum

Taylor Harrington

Mark Zaremski – HOA Board Liaison

**Minutes:**

Assign Minutes Taker - **Taylor Harrington**

**Presentation:**

**Business Session:**

Approve – Previous Meeting Minutes - **Approved**

**New Business:**

Term Limits - Resolution 08/24 Approved by Board

Members Rotating Off ARC - Strategy / Plan

Annual Meeting - Talking Points

**Business:**

**Construction Project Status - New Homes**

- Beach - 181 Kingfisher

○ Design Change Form completed on 8/23/24

- o Construction is In-Progress

- Caldwell - 219 Whisper Lake

- o Design Change Form completed on 10/18/24

- o Construction is In-Progress.

- Fulton - 588 Pearl Bay

- o Construction is In-Progress

- o Landscaping Plan APPROVED on 10/4/24.

- Harrell/White - 493 Whisper Lake D

- o Carolina Survey flagged property on 10/18/24

- o ARC requested Stakeout meeting dates 10/22 and 10/26. No response to date. •

Heston / Menard - 121 Kingfisher

- o Stakeout was conducted and APPROVED on 8/2/24

- o Construction is In-Progress.

- Holloway - 170 Bayview

- o ARC received New Construction Deposit.

- o Per Engineer Review, Site Plan edits sent to Engineer on 10/31/24. •

Kishk - 216 Heron Bay

- o ARC has started receiving New Construction inquiries.

- o Next step after all documents are gathered is to set up Deposit Collection Meeting. •

Klyn - 205 Kingfisher

- o ARC received New Construction Deposit.

- o Per Engineer Review, ARC requested owner to edit Site Plan on 10/17/24. •

LeClair - 179 Mallard

- o ARC approved Design Changes on 4/24/24

- o Construction is In-Progress

- Thompson - 685 Whisper Lake
  - ARC has conducted and approved Compliance Review.
  - RealManage has been notified and Project is Completed / Closed on 10/16/24.

Toney - 215 Heron Bay

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- Construction is In-Progress
- ARC requested Landscaping Plan from Owner on 9/22/24 and 10/28/24.

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

- Barto - 145 Kingfisher - **Brush Clearing and Lot Clean Up**
  - ARC has approved Submittal on 7/16/24.
  - Once project is completed, ARC can conduct the Final Inspection
- Burkhart - 301 Whisper Lake - **Tree Removal**
  - ARC has approved Submittal on 8/14/24.
  - Once project is completed, ARC can conduct the Final Inspection
- Burkhart - 301 Whisper Lake - **Landscaping Plan**
  - ARC has approved Submittal on 8/14/24.
  - Once project is completed, ARC can conduct the Final Inspection
- Cooke - 121 Waterview Ct. – **Shoreline Stabilization**
  - ARC has approved Submittal and Contractor Responsibility Form on 9/8/24.
  - Once project is completed, ARC can conduct the Final Inspection
- Fulton - 588 Pearl Bay Dr. – **Shoreline Stabilization**
  - ARC has approved Submittal and Contractor Responsibility Form on 8/13//24.
  - Once project is completed, ARC can conduct the Final Inspection
- Grein - 207 Whisper Lake - **Retaining Walls (3) in Rear of Property**
  - ARC has approved Submittal on 10/2/24.

- Once project is completed, ARC can conduct the Final Inspection
- Harrington - 637 Whisper Lake - **Landscaping**
  - ARC has approved Submittal on 3/24/24.
  - Once project is completed, ARC can conduct the Final Inspection
- Kinzer - 133 Lakewood - **Tree Removal - United Energy**
  - The ARC has been notified that the project is complete.
  - The ARC has marked the project as Closed / Complete on 10/31/24.
- Lampese-Tamburro - 118 Whisper Lake - **Swim Spa Screening - Whisper Lake & Lot 139**

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- The ARC has been notified that the project is complete.
- The ARC has marked the project as Closed / Complete on 10/31/24.
- Lampese-Tamburro - 118 Whisper Lake - **Swim Spa Screening - Lot 149** ○  
ARC has approved Submittal on 9/11/24
  - Once project is completed, ARC can conduct the Final Inspection
- Lee - 146 Chersonese - **Tree Removal**
  - ARC has approved Submittal and verified project is active with Owner on 6/18
  - Once project is completed, ARC can conduct the Final Inspection
- McLain – 602 Pearl Bay Dr. – **Existing Fence Relocation**
  - The ARC has been notified that the project is complete.
  - The ARC has marked the project as Closed / Complete on 10/18/24.
- McLain – 602 Pearl Bay Dr. – **Shoreline Stabilization**
  - ARC has approved Submittal and Contractor Responsibility Form on 8/13//24.
  - Once project is completed, ARC can conduct the Final Inspection
- McMullen – 190 Badin View - **Pergola/Retaining Wall/Pavers**
  - ARC has approved Submittal and verified project is active with Owner on 6/3/24

- Once project is completed, ARC can conduct the Final Inspection
  - Morgan - 113 Mallard - **Swim Spa**
    - The ARC has been notified that the project is complete.
    - The ARC has marked the project as Closed / Complete on 10/10/24.
  - Morgan - 113 Mallard - **20' Flag Pole**
    - The ARC has been notified that the project is complete.
    - The ARC has marked the project as Closed / Complete on 10/31/24.
  - Morgan - 113 Mallard - **Exterior Doors Paint Color Change**
    - ARC has approved Submittal and verified project is active with Owner on 10/24/24
    - Once project is completed, ARC can conduct the Final Inspection
  - Munn - 311 Whisper Lake - **Tree Removal - Cube Approved**
    - ARC has approved Submittal and verified project is active with Owner on 10/22/24
    - Once project is completed, ARC can conduct the Final Inspection
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- Printy - 138 Mallard Dr. - **Driveway extension**
    - ARC has approved Submittal on 2/9/24.
    - Once project is completed, ARC can conduct the Final Inspection
  - Sugg - 305 Badin View - **Landscaping, Tree Removal, Shoreline Stabilization** ○ ARC has approved Submittal and received signed Contractor Requirements on 5/22/24. ○ Once project is completed, ARC can conduct the Final Inspection
  - Sugg - 305 Badin View - **Tree Removal - Lightning**
    - ARC has approved Submittal on 9/23/24.
    - Once project is completed, ARC can conduct the Final Inspection
  - Walker & Marney - 155 Pearl Bay - **Driveway and Rear Walkway Extension / Hot Tub**
    - The ARC has been notified that the project is complete.
    - The ARC has marked the project as Closed / Complete on 10/27/24.



- Wilson - 193 Kingfisher - **Landscaping / Water Flow Control**

- ARC has approved Submittal on 8/17/24.

- Once project is completed, ARC can conduct the Final Inspection

Adjourn