

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

**Monday, August 18, 2025**

-Meeting called to order and determination of a quorum at 9:02am.

-Board Members Present: Al Camp, Donna Cook, Melanie Munn, Amy Zaremski, Al Camp

-Ashley Miller, RealManage Homeowners' Association Representative, also in attendance

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

-Motion made and seconded to approve the July 21, 2025 meeting minutes. Motion carried unanimously.

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

-None.

### **Unfinished Business:**

#### **Downed Tree Removal:**

-RealManage representative, Ashley Miller, is working to obtain needed information on this subject. No formal action taken.

### **New Business:**

None

### **Reports:**

#### **Committee Reports:**

-Reports provided from Architectural Review Committee (ARC), Common Property Committee (CPC),

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

-Review of all account balances.

Executive Session began at approximately 10:11am.

Return to Regular Session at approximately 1:20pm.

The August HOA Board Meeting was adjourned at approximately 1:20pm.

The next meeting of the Heron Bay HOA Board will be Monday, September 15, 2025 at 9am.

## **Heron Bay CPC Minutes**

### **13, August 2025 / 7:00 PM / Club House**

#### **Attendees**

Brian Kurzel-Chairman, David Ruby, Vicki Pleasant-Secretary, Charles Humphrey, Janna Grant, Amy Zaremsk- Board Member, Sheldon Moss.

Absent: Joe Pleasant, Brad McLain, Robin Link, Heather Walker, Lisa Erdner

#### **Minutes**

The June 2025 CPC minutes were reviewed and Jana moved to approve and David provided a second with all in agreement.

#### **Committee Reports**

Landscaping (Joe) - Ward completed routine landscaping, sprayed round up on weeds in the new boat storage area, removed a tree from the common area and sprayed round up on cracks in pavement as needed. Matthews Greenhouse completed routine maintenance of flowers and shrubs in common areas. In addition, the shrubs at the clubhouse were trimmed.

Trails (Robin) - No Update.

Boat Storage (David) - Nothing new. Having difficulty getting an updated list of occupants for the lot spaces from the management company. Recommend getting rid of trash cans at the boat storage. They are overflowing and a maintenance issue.

Club House (Charles) - No complaints. There was one person mentioning that there was still an odor in the water. This was addressed several months ago. Will continue to monitor this issue. Clubhouse experienced hail damage. Insurance adjuster will be by to evaluate. We have a \$1,000 deductible.

Gate House (Charles) - All good.

Gate (Brian) - Photo eye went bad, was replaced and annual service was performed. 142,000 + cycles on the motor. Pole at exist gate is loose and will be fixed.

Piers (Janna) - Huge log and a lot of debris at dock B. Will get price for clean up of dock.

Signs & Streetlights (Lisa) All Good.

Ponds ( ) - Nothing to report.

## **OLD BUSINESS**

### **NEW BUSINESS.**

1. Bring budget items for the September meeting.
2. Will investigate idea of turning the lot adjacent to the current clubhouse parking lot into more parking spaces.

### **Adjournment**

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



## Architectural Review Committee (ARC)

### Meeting Minutes

**Date: August 5, 2025**

**6:00 PM – Heron Bay Clubhouse**

**Attendees:**

Brad McLain – Chair

Henry Munn

Taylor Harrington

Amy Zaemski / AI Camp – HOA Board Liaison (Amy)

**Minutes:**

Assign Minutes Taker -Taylor Harrington

**Presentation:**

**Business Session:**

Approve – Previous Meeting Minutes -Approved

**New Business:**

**Business:**

**Construction Project Status - New Homes**

- Beach - 181 Kingfisher
  - Construction is In-Progress
  - Landscaping Plan - Email sent on 6/19/25 requesting plan.

- Caldwell - 219 Whisper Lake
  - Design Change Form completed on 10/18/24
  - Construction is In-Progress.
- Cunningham - 354 Badin View
  - ARC requested edits to docs received on 7/30/25.
  - Next step after all documents are gathered is to forward them to Engineer.
- Freeman 379 Whisper Lake
  - Stakeout was conducted and APPROVED on 5/30/25
  - Construction is In-Progress.
- Haylett & Rhodes - 176 Mallard
  - ARC requested edits to docs received on 7/29/25.
  - Next step after all documents are gathered is to forward them to Engineer. •
- Heston / Menard - 121 Kingfisher
  - Stakeout was conducted and APPROVED on 8/2/24
  - Construction is In-Progress.
- Holloway - 170 Bayview
  - Construction is In-Progress.
  - Landscaping Plan APPROVED on 2/28/25.
- Intorre - 224 Badin Lake
  - ARC requested edits to docs received on 7/27/25.
  - Next step after all documents are gathered is to forward them to Engineer. •
- Khan - 235 Badin View
  - Stakeout was conducted and APPROVED on 5/21/25
  - Construction is In-Progress.
- Kishk - 216 Heron Bay
  - ARC requested edits to docs received on 2/13/25.

- Next step after all documents are gathered is to forward them to Engineer.

Klyn - 205 Kingfisher

- Stakeout Review approved on 11/13/24

- Construction is In-Progress.

- LeClair - 179 Mallard

- ARC approved Design Changes on 4/24/24

- Construction is In-Progress

- Moss - 121 Badin View

- Stakeout Review approved on 6/25/25

- Construction is In-Progress.

- Nance - 200 Heron Bay

- ARC requested edits to docs received on 7/30/25.

- Next step after all documents are gathered is to forward them to Engineer.

### **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

- Clark 179 Pearl Bay - **Tree Removal**

- ARC has approved Submittal on 3/24/25.

- 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

- Deese & Hall - **230 Whisper Lake** – **Tree Removal**

- ARC has approved Submittal on 6/16/25.

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

- **Floyd - 147 heron Bay – Lot Clean Up / Dead tree removal**
  - ARC has approved Submittal on 5/2/25.
  - Once project is completed, ARC can conduct the Final Inspection
- **Fulton - 588 Pearl Bay - Irrigation / Retaining Wall**
  - ARC has approved Submittal on 7/15/25.
  - Once project is completed, ARC can conduct the Final Inspection
- **Grant - 129 Pearl Bay – Tree Removal**
  - ARC has approved Submittal on 6/23/25.
  - Once project is completed, ARC can conduct the Final Inspection
- **Hall - 137 Whisper Lake – Flagpole**
  - ARC has approved Submittal on 7/18/25.
  - 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
- **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 - Grading & Retaining Wall**
  - ARC met with Owner and approved the project on 4/23/25
  - Once project is completed, ARC can conduct the Final Inspection
- **McLain - 602 Pearl Bay - Ext Stain/Paint and Cable Railing**
  - ARC has approved Submittal on 3/13/25.
  - Once project is completed, ARC can conduct the Final Inspection
- **Morgan - 113 Mallard – Irrigation / Walkway**
  - ARC has approved Submittal on 7/17/25.
  - Once project is completed, ARC can conduct the Final Inspection

- Patton - 116 Summer Lake - **Pool & Landscaping**
  - ARC has approved Submittal on 4/23/25.
  - Once project is completed, ARC can conduct the Final Inspection
- 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