

Heron Bay Board of Directors Minutes

Monday, November 17, 2025

-Meeting called to order and determination of a quorum at 9:00am.

-Board Members Present: Al Camp, Melanie Munn, Kevin Thorsten, Amy Zaremski, Donna Cook via call-in

-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 October 20, 2025 meeting minutes. Motion carried unanimously.

Oral Communications to Board:

None

Unfinished Business:

Short Term Home Rentals:

-Motion made, seconded and unanimously approved to form a Covenant Revision Committee to address this topic and other needed covenant updates in lieu of a resolution.

-Volunteers for Covenant Revision Committee to be solicited at annual meeting in December 2025 to begin work in early 2026.

Short-term Rental of HOA Deeded Boat Slips:

-Discussion of topic & related research to be done. No formal action taken.

New Business:

Trash Service:

-RealManage will send an email to provide property owners with trash service options.

Annual Meeting Date:

-In order to provide residents with 30 day notice, the annual meeting date was changed to December 8, 2025 at 7pm.

New Clubhouse Rules & Rental Rates:

-These have been posted to the Heron Bay website.

Reports:

Committee Reports:

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

Treasurer's Report:

-Review of all account balances.

Executive Session began at approximately 11:30am.

Return to Regular Session at approximately 12pm.

The November HOA Board Meeting was adjourned at approximately 12pm.

The next meeting of the Heron Bay HOA Board will be Monday, January 19, 2026 at 9am.

Heron Bay CPC Minutes

12, November 2025 / 7:00 PM / Club House

Attendees

Brian Kurzel-Chairman, Joe Pleasant-Vice Chairman, Vicki Pleasant-Secretary, Charles Humphrey, Janna Grant, Sheldon Moss

Absent: Brad McLain, Robin Link, David Ruby, Lisa Erdner

Minutes

The November 2025 CPC minutes were reviewed and Joe moved to approve and Charles provided a second with all in agreement.

Committee Reports

Landscaping (Joe) - Matthews Greenhouse completed the fall planting of pansies. Joe will ask Daniel to trim the overhanging branches and debris from the common areas.

Trails (Robin) - Sheldon blew off the leaves and debris from the trails. Sheldon and Charles will blow the leaves off the trails over the next several weeks.

Boat Storage (David) - No update.

Club House (Charles) - All is good. Brian has the option and cost to replace the electronic entry system at the clubhouse and currently trying to get a locksmith for installation. The new system will allow the management of the entry codes to be handled by Real Management. Brian is exploring new garbage services for the Club House since current provider is not providing the service in the future.

Gate House (Charles) - Cameras stopped working. Brad has ordered replacement cameras.

Gate (Brian) - All is good.

Piers (Janna) - All good. Repairs to Dock C completed.

Signs & Streetlights (Lisa) No Trespassing sign is faint and needs to be replaced. Sheldon Moss will be joining the CPC and will take over the responsibility for the signs and streetlights from Lisa who is leaving the CPC.

Ponds () - Fountain is off.

OLD BUSINESS.

NEW BUSINESS.

Brian will be going off the Common Properties Committee and also the Chairman position in 2026. Lisa has indicated she will also go off the committee. A new Chairman will need to be elected during the upcoming months. We are happy to welcome Sheldon Moss to the CPC.

Adjournment

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



Architectural Review Committee (ARC)

Meeting Minutes

Date: November 4, 2025

6:00 PM – Heron Bay Clubhouse

Attendees:

Brad McLain – Chair

Henry Munn

Taylor Harrington

Al Camp – HOA Board Liaison

Minutes:

Assign Minutes Taker -Taylor Harrington

Presentation:

Business Session:

Approve – Previous Meeting Minutes -Approved

New Business:

- **Enforcing Tree Removal and Clearing limits.**
- **Size Requirements for Vegetation**

Old Business:

Construction Project Status - New Homes

- Beach - 181 Kingfisher

○ Construction is In-Progress

- Landscaping - Email received on 9/8/25, plants being IDed for plan.
- Caldwell - 219 Whisper Lake
 - Design Change Form completed on 8/21/25.
 - Construction is In-Progress.
- Cunningham - 354 Badin View
 - Stakeout was conducted and APPROVED on 8/25/25.
 - Construction is In-Progress
- Duffell - 199 Heron Bay
 - New Construction documents submitted on 10/17/25.
 - ARC notified Cunningham of missing items in packet.
- Freeman 379 Whisper Lake
 - Stakeout was conducted and APPROVED on 5/30/25
 - Construction is In-Progress.
- Haylett & Rhodes - 176 Mallard
 - Owner requested New Construction Project terminated.
 - ARC has CLOSED project and requested refundable deposit.
- 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
 - Stakeout was conducted and APPROVED on 9/4/25
 - Construction is In-Progress.
- Khan - 235 Badin View

- Stakeout was conducted and APPROVED on 5/21/25
 - Construction is In-Progress.
- Klyn - 205 Kingfisher
 - Stakeout was conducted and 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 was conducted and APPROVED on 6/25/25
 - Construction is In-Progress.
- Nance - 200 Heron Bay
 - Stakeout was conducted and APPROVED on 8/25/25.
 - Construction is In-Progress
- Pegram - 141 Bayview
 - New Construction documents submitted on 10/1/25.
 - ARC notified Pegram of missing items in packet.
- Wall - 610 Pearl Bay
 - ARC granted a 25ft Front Variance for Initial house design.
 - New House Design now requires new variance evaluation.

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

- Camp - 509 Whisper Lake - **3 Short Forms (Tree Removal, Drainage, Trees)** ○
 - ARC approved the projects on 10/12/25.
 - Once project is completed, ARC can conduct the Final Inspection
- Clark 179 Pearl Bay - **Flag Pole & Shrubbery**
 - ARC approved the projects on 10/21/25.

- Once project is completed, ARC can conduct the Final Inspection
- Clark 179 Pearl Bay - **Tree Removal**
 - ARC was notified of project complete on 10/17/25.
 - Project has been COMPLETED
- Cooke - 121 Waterview Ct. – **Shore Stabilization, Tree Removal, Irrigation** ○
 - ARC approved on 3/24/25 and verified still active on 9/20/25.
 - Once project is completed, ARC can conduct the Final Inspection
- Hall - 137 Whisper Lake – **Flagpole**
 - ARC approved on 7/18/25 and verified still active on 9/20/25.
 - Once project is completed, ARC can conduct the Final Inspection
- Harrington - 637 Whisper Lake - **Landscaping**
 - ARC approved Submittal on 3/24/24 with inquiry made on 9/20/25.
 - Once project is completed, ARC can conduct the Final Inspection
- Lee - 146 Chersonese - **Grading & Retaining Wall**
 - ARC approved on 4/23/25 and verified still active on 9/20/25.
 - Once project is completed, ARC can conduct the Final Inspection
- Marino - 335 Whisper Lake - **Landscaping and Shoreline Stabilization**
 - ARC approved on 9/3/25.
 - Once project is completed, ARC can conduct the Final Inspection
- Patton - 116 Summer Lake - **Pool & Landscaping**
 - ARC approved on 4/23/25 and verified still active on 9/20/25.
 - Once project is completed, ARC can conduct the Final Inspection
- Thompson - 685 Whisper Lake - **Path to Dock**
 - ARC approved on 6/10/25 and verified still active on 9/20/25.
 - Once project is completed, ARC can conduct the Final Inspection

- Toney - 215 Heron Bay - **Enclose Patio**
 - ARC approved on 11/1/25.
 - Once project is completed, ARC can conduct the Final Inspection
- Wilson - 193 Kingfisher - **Landscaping / Water Flow Control**
 - ARC approved Submittal on 8/17/24 with inquiry made on 9/20/25.
 - Once project is completed, ARC can conduct the Final Inspection

Adjourn