

**Architectural Review Committee (ARC)
April 2023 Minutes**

**Date: April 4, 2023
6:00 PM - Heron Bay Clubhouse**

Attendees:

Tim McMullen
Ken Kennedy
Nicci Gafinowitz
Bonnie Gotbaum, HB Board Liaison

Welcome:

Presentation/Construction Documents Review Request:
(None Scheduled)

Approved - March Minutes

Construction Documents Review Request Addendum:

128 Summer Lake Dr. - Lot 15/Phase 2 - New Residence -Ted Breedlove - c/o Theresa Rann -
Removal of diseased pine trees outside building zone. - Approved

Provide additional architectural detailing to improve upon generic elevations (Neil Arrington) -
Contractor to provide Architectural detail update. Renewed Request for details on 5/1/2023

Pending Projects - Awaiting Submittal of Construction Documents review Request.

Whisper Lake Dr. - Lot 8, Phase 10 - Steve Thompson: Question/Request for Front-entry
Garage Design

709 Whisper Lake Dr. - Lot 10/Phase 10 - Moser Residence - ARC assignee to follow up with
Owner.

Lot Clean-up:

Lot 140/Phase 7 - Karen Hall - Tree Removal Request - ARC assignee to follow up with Owner.

Construction Project Updates: New Homes

323 Whisper Lake Drive (Winiecki /Caldwell) - New Residence - Project Complete
Request - Mailbox Issue w/ Carolina Mailboxes - ARC assignee to follow up with Carolina
Mailbox

169 Kingfisher Court (Anthony) - New Residence - In Progress

179 Pearl Bay (Clark) - New Residence - Landscape Plan Review/Approval - In Progress

311 Whisper Lake Dr. (Lot 112, Phase 6 - Henry Munn) - New Residence - In Progress

181 Heron Bay Dr. - Weber -Hartman Residence - Phase 1, Lot 5, New Residence - In Progress
586 Pearl Bay Dr. - Shirley Residence - New Residence - In Progress
118 Heron Bay Dr. (Lot 2/Phase 2)- John Rosenbaum - New Residence - Mud & Oil stains on Street - Follow up with Owner in Progress - ARC/Board/Henderson

Open Projects: Other than New Homes

227 Whisper Lake Dr. - Hales Residence - Request for Dog Run: Appears that work has already been done. - **Open Compliance Issues - Evaluation of requests in Review.**

New Business:

Re-opened Review Thortsen Property - Whisper Lake Dr. - In Progress

Old Business:

1. **Updates to ARC Guidelines** (Working Draft by Nicci, under review for discussion at future meeting)
2. **ARC Guideline (Blue Book) Ongoing Discussion**
 - Enforceability
 - Refundable Deposits and Fees
 - Fines Administration and Amounts

Adjournment

Heron Bay Board of Directors Minutes

Monday, April 17, 2023

-Meeting called to order and determination of a quorum made at approximately 9:05 am.

Board Members Present:

David Printy (President), Bonnie Gotbaum (Vice President/Liaison to Committees), Donna Cook (Secretary), Mark Zaremski (At-Large)

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

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

Oral Communications to the Board:

None

Unfinished Business:

Bank account for Committee charges:

-Motion made, seconded and approved to use First Citizens for an account and credit card for committee needs.

May 8th Joint Committee session

-Time/date confirmed for Meet & Greet with board and committees.

-This will take place on Monday, May 8 at 6:30pm at the clubhouse.

Reports:

Committee Reports-

-Bonnie Gotbaum provided reports from the committees.

-Motion made, seconded and approved to accept the reports from the committees.

Treasurer's Report-

Motion made, seconded and approved to accept Henderson's financial report.

New Business:

-None

Adjourn for Executive Session at approximately 10:10am.

Return to Regular Session at 10:29am.

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

The April HOA Board Meeting will take place on Monday, May 15 at 9am.

Heron Bay CPC Minutes 12, April 2022/ 7:00PM / Club House

Attendees

Brian Kurzel-Chairman, Vicki Pleasant-Secretary,
Charles Humphrey, Joe Pleasant-Vice Chairman, Lisa Erdner,
Gene Gotbaum, Bonnie Gotbaum-Board Liason, Heather Walker.
Absent: Robin Link, Brad Mclain, Janna Grant

Minutes

The March CPC minutes were approved with a motion by Joe and second by Heather with all in agreement.

Committee Reports

Landscaping (Joe) - Daniel will cut the small trees in the common area on Whisper Lake Drive when he hauls the debris from the boat storage area. Mulch was placed at the entrance and clubhouse. Water line at gate was broken during the painting. This was repaired by the irrigation vendor and supports added.

Trails (Robin) - Joe will spray the trails to kill the moss over next two weeks.

Boat Storage (Gene) - Weeds need to be sprayed. Service agreement with Daniel includes two annual sprays for weeds in the boat storage. Joe will follow-up. Discussion of boat storage expansion and fees occurred and the need to address handling of those boat spaces that remain vacant but paid for when there is a waiting list for spaces.

Club House (Charles) - Exterior painting completed. Rotten wood replaced as needed. Water will be cut on in early May. Heather indicated a group is exploring options for replacing dated furniture in the Club House. This will be in next years budget.

Gate House (Charles) - Painting completed. Exploring options for HVAC.

Gate (Brian) - Nothing to report.

Piers (Janna) - Brian has gotten a quote to replace the steps at Dock D with concrete. Quote was \$45,000. He has submitted to the Board and currently awaiting approval from Cube.

Signs & Streetlights (Lisa) - Lisa has ordered replacement signs per the budget. All non stop signs will be replaced. Stop signs were replaced last year. Discussion occurred on the number of posts needed and the associated hardware. Lisa indicated the signs are 14 business days from shipping. Committee members will schedule and do the install. Brian and Janna received quotes to pressure wash all light poles (70) and the docks. Boots and Hoses had the lowest quote and will be awarded the business.

Ponds (Gene) - Pond is now full and looking good. Fountain is running.

OLD BUSINESS

1. Cameras are now working.

NEW BUSINESS

1. Gate house area was not deeded properly and electrical feed is on the property of the first lot owner at the gate entrance. This was discovered as this property owner is currently building a home. Board is addressing options with the property owner.
2. Lisa mentioned that there are several light poles that have missing rocks from the base. Most likely this is due to the mowing service. Joe will ask mowing service contractor about a fix.

Adjournment

Meeting was adjourned at 7:54 with a motion by Charles and seconded by Joe.