

## **Heron Bay CPC Minutes**

### **9, August, 2023 / 7:00 PM / Club House**

#### **Attendees**

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

#### **Minutes**

The June 2023 CPC minutes were approved with a motion by Charles and second by Joe with all in agreement.

#### **Committee Reports**

Landscaping (Joe) - Nothing to report. Routine services ongoing.

Trails (Robin) - Trails need blowing off due to storms. Robin does monthly and Heather agreed to also help with the routine clearing of the trails. Brian cleared a fallen tree from the trail earlier in the week.

Boat Storage (Gene) - Curb stones are going to be installed to mark outside the gate storage locations. Gene indicated that many of the space markers needed to be replaced and will explore options to include in next year's budget. Board continues to explore options for expansion but will not be in the budget for next year.

Club House (Charles) - Sink faucet reported as not working. Charles did repairs and is now operating. Garbage disposal was cleaned out by Charles. Appeared to have some metal debris lodged inside. Charles reported that we need to remind users of the clubhouse to adjust the thermostat up after use. He has often found it at 65 degrees. Also need to remind users to take garbage outside after use. Leaves and growth on gutters and needs to be cleared. Brian will get someone to handle. Upstairs A/C replaced. Heather indicated that estimates for replacing the furniture were being received to include in the budget for next year. She also would like to frame new pictures and will include those cost in the budget if the Board does not fund for this year.

Gate House (Charles) - Nothing to report.

Gate (Brian) - Experienced some issues with gate opening properly. Exit gate problems with loop sensor. New parts installed and the gate is currently operational. Brian and the board are exploring several options for addressing the gate problems. Vendor indicated that the volume of usage is high. Also getting quotes for guard coverage for part of the day.

Piers (Janna) - Nothing to report.

Signs & Streetlights (Lisa) - All but two of the new road signs have installed. One pole needs to be fixed and a Stop sign installed.

Ponds (Gene) - Pond has green growth as often occurs this time of the year.

### **OLD BUSINESS**

1. Street at entrance will be resurfaced and will require closure of one lane for ½ of a day. Brian will reach out to the committee members to man the traffic control for the event.

### **NEW BUSINESS**

1. Brian asked all members to develop 2024 budget numbers for their areas of oversight to discuss at the September meeting. Bonnie asked that we consider some improved walkway from the road to the walkway for Dock B in the budget.

### **Adjournment**

Meeting was adjourned with a motion by Joe and seconded by Gene.

## **Architectural Review Committee (ARC) August Minutes**

**Date: August 1, 2023**

**6:00 PM - Heron Bay Clubhouse**

#### **Attendees:**

Tim McMullen  
Ken Kennedy  
Nicci Gafinowitz  
Bonnie Gotbaum

#### **Welcome:**

#### **Presentations: Construction Documents Review**

**6:00 PM - Steve Thompson - Lot 8/Phase 10 - 685 Whisper Lake Dr. - New Residence  
ARC met with Builder to review BB requirements. Stake out review completed. Building Fees submitted to Henderson.**

**6:30 PM - Jacqueline Harrell - 493 Whisper Lake Dr. - New Residence  
Awaiting additional information to proceed.**

**7:00 PM - Mark LeClair - Lot 53/ Phase 4 - 179 Mallard Dr. - New Residence  
Provisional approval awaiting topographical survey. Building Fees submitted to Henderson**

**Business Session:**

**Approved - June Minutes - (No Meeting in July)**

**New Business:**

Henderson Association Management Updates - Shawna Hughes

**No Show**

**New Construction Review Requests:**

311 Whisper Lake Dr. (Lot 112, Phase 6 - Henry Munn) - Retaining Wall for future Swimming Pool - **Approved**

169 Kingfisher Court (Lot 21/Phase 10 - Anthony) - Landscaping Plan **Approved**

190 Badin View Dr. (Lot 171 - Phase 7 - Tim McMullen) - Pergola/Retaining Wall/Pavers **Approved**

**Unapproved Construction/Site Activity**

443 Pearl Bay Dr. - Lot 32 **ARC sent email to Lot Owner to cease all lot clearing activity. Lot Owner has not acknowledged or provided paperwork for approval.**

**Pending Projects - On Hold**

709 Whisper Lake Dr. - Lot 10/Phase 10 - Moser Residence - New Residence **Close to no activity.**

**Lot Clean-up/Tree Removal Requests:**

227 Whisper Lake Dr. - Hales Residence - Request for Dog Run: Complete - **Open Compliance Issue - Owner submitted email confirming plans to plant shrubs along fence in fall.**

179 Mallard Dr. (Lot 53/Phase 4) - Mark & Vanessa LeClear - Lot Clean-up Request **Approved - Will be accomplished thru New Residence build approval.**

**Construction Project Updates: New Homes**

169 Kingfisher Court (Anthony) - New Residence

179 Pearl Bay (Clark) - New Residence - **Completion Documentation sent to file**

311 Whisper Lake Dr. (Lot 112, Phase 6 - Henry Munn) - New Residence - **Landscape Plan needed**

181 Heron Bay Dr. - Weber -Hartman Residence - Phase 1, Lot 5, New Home Residence - **Landscape Plan revision requested.**

586 Pearl Bay Dr. - Shirley Residence - New Residence

118 Heron Bay Dr. (Lot 2/Phase 2)- John Rosenbaum - New Residence -

128 Summer Lake Dr. - Lot 15/Phase 2 - New Residence - Theresa Rann

509 Whisper Lake Dr. - Lot 1/Phase 10 - Al & Wilma Camp

181 Kingfisher Ct., Lot 22, Phase 10 - David Beach - New Residence

(ARC/McMullen completed Site Plan review due to K. Arrington Recusal.)

**Open Projects: Other than New Homes**

118 Whisper Lake Dr. - Rishard Lampese/Joanne Tamburro - Roof Replacement - Complete

118 Whisper Lake Dr. - Joanne Tamburro - Extend Existing Patio/Pavers and add a Gazebo - Awaiting notice of completion

129 Pearl Bay Dr. - Janna Grant -Additional Garage (Emailed Acknowledgment)  
301 Whisper Lake Dr. - Martin & Tami Burkhart - Exterior Painting

**Old Business:**

1. **Updates to ARC Guidelines (Final Draft submitted by Nicci for review and discussion)**
2. **ARC Guideline (Blue Book) Ongoing Discussion**
  - Enforceability
  - Refundable Deposits and Fees
  - Fines Administration and Amounts
3. **GoTo Meeting with HOA Board Chair**
  - a. **Documenting ARC Actions**
  - b. **Project Volunteers (Non-ARC Members)**
  - c. **Cc Board Chair and Liaison on all actions**
  - d. **ARC members physically present for review/progress monitoring of projects**

**Adjournment**

**BOARD OF DIRECTORS DID NOT MEET IN  
AUGUST**