

April 2010 Heron Bay Board Meeting

The Heron Bay Home Owner's Association (HBHOA) Board Meeting was convened on Thursday, April 15, 2010 at approximately 7:10 p.m.

Present for the Meeting: Tony DiBianca

Eric Frey

John Kilian

Steve Hall

Greg Savoie

Minutes of March 2010 Meeting Were Approved

General Information:

- Action Items that have been completed:
 - Notices for late fees were sent out by Cedar Management. Property owners have until the end of April to pay their dues without a penalty.
 - Eric Frey agreed to organize lot assignments for the boat storage.
 - Builder Brian Whitley received gate codes for two new construction projects that were approved by the ARC.
 - The temporary dumpster was used by several residents this spring and the Board

agreed that the utility was a success.

- The HBHOA Board discussed the search for filling a vacancy on the ARC or a Board member depending on interest from the community.
- The HBHOA Board approved the implementation of a crosswalk and “caution” signs for a blind curve in Heron Bay along with repainting the speed bumps. The total cost was \$1700.
- The HBHOA Board discussed contacting Rowboat Dock & Dredge to collect the deposit for the boat ramp extension project until the funds are needed.
- A discussion was made to have the landscaping company mow all common areas.
- The HBHOA Board approved the construction of a sidewalk for the back of the clubhouse. The total cost was \$1600.
- The repair completed for the steps on Cluster Pier D caused damage to Lot # 79.
- The HBHOA Board approved the idea to finish planting the row of Cypress trees on Whisper Lake Drive near Badin Shores.
- The HBHOA Board opposed the culling of deer in the community.
- Tony DiBianca agreed to provide tools for the front doors of the clubhouse. The tools will make it possible to keep the doors unlocked while the clubhouse is in use.

- Tony DiBianca agreed to call two members in the community to ask for interest in serving on the ARC or HBHOA.

ARC Update:

- The ARC reviewed a modular home proposal and deemed the project unacceptable for Heron Bay.
- A Heron Bay lot owner submitted plans for new construction to the ARC. Step One was approved by the ARC and the plans were submitted to Architect Neil Arrington for final review.
- A Heron Bay lot owner completed all of the necessary work and he will receive the \$1500 refundable deposit as per the old Blue Book guidelines.
- Two Heron Bay lot owners were requested to submit plans for additions on existing structures.
- A Heron Bay lot owner provided a valid permit to do shoreline stabilization.
- The final revisions to the Blue Book were updated as of April 15, 2010.
- Several Heron Bay residents responded to violation notices and quickly corrected the problems.

CPC Update:

- The landscaping contract for the community was renewed.
- Spraying and fire ant treatment was completed on April 6, 2010.
- Trimming in various areas was completed.
- CPC discussed renting a dumpster for the “Fall 2010 Clean Up Day”
- CPC submitted plans to the HBHOA Board for the painting of a crosswalk and at a blind curve in the community and repainting the speed bumps along with the purchase of two (2) “caution” signs. The total cost was \$1700.
- CPC discussed options for resurfacing the clubhouse porch.
- CPC reported that the ponds are functioning properly.
- CPC submitted final plans for a sidewalk at the rear of the clubhouse.
- A concern about trespassing into the community via a dirt path on Whisper Lake was discussed.

Cluster Pier Committee Update:

- John Kilian reported that the committee will arrange for cluster pier cleaning.

The HBHOA Board Meeting adjourned at approximately 8:45 p.m.