

Heron Bay Board of Directors Minutes

Monday, June 19, 2023

-Meeting called to order and determination of a quorum made at approximately 9:01 am.

Board Members Present:

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

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

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

Oral Communication to Board:

-Resident posed question regarding access to community dock.

Unfinished Business:

Bank Account for Committees-

Kevin Thortsen, Treasurer, reported that the bank account for committees has been established at First Citizens. Debit cards with preset spending limits for each committee were presented for distribution to committee chairpersons.

Lot 1A-

Motion made, seconded and approved unanimously to transfer ownership of foreclosed lot owned by HOA in exchange for Lot 1a.

Reports:

Committee Reports:

-Bonnie Gotbaum (Vice President) provided reports from the committees including ARC, CPC & Social Committee.

-Motion made, seconded and approved unanimously for CPC chairperson to be able to communicate directly with contracted gate repair personnel.

-Motion made, seconded and approved to replace the air conditioning unit for the office area of the clubhouse.

Treasurer's Report-

Kevin Thortsen (Treasurer) provided summary of account balances and reported that HOA banking position remains strong.

-Motion made, seconded and approved unanimously to approve the treasurer's report

New Business:

Boat Storage & ARC volunteers to be discussed in Executive Session.

Executive Session began at 10:00am.

Return to Regular Session at 10:51am.

The June HOA Board Meeting was adjourned at approximately 10:54 am.

The July HOA Board Meeting will take place on Monday, July 17 at 9am.

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

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

Attendees:

Tim McMullen
Ken Kennedy
Nicci Gafinowitz

All decisions identified within the minutes should be considered a committee unanimous vote unless otherwise noted.

Welcome:

Approve - May Minutes

New Construction Review Requests:

118 Whisper Lake Dr. - Joanne Tamburro - Extend Existing Patio/Pavers and add a Gazebo (Set up site visit) - *Site visit completed and project approved.*
129 Pearl Bay Dr. - Janna Grant -Additional Garage - *Awaiting homeowner plan*
301 Whisper Lake Dr. - Martin & Tami Burkhart - Exterior Painting - *Approved*
333 Badin View Dr. - Terry & Ken Hogue - Add stone to existing retaining wall; Add stone Patio; Add built-in Bench and Outdoor Fireplace - *Approved*
179 Pearl Bay (Clark) - New Residence - Deck Materials Photos Submittal - *Site visit completed and project approved.*

Pending Projects - Awaiting Site Plan Approval or Submittal of Construction Documents Review Request

181 Kingfisher Ct., Lot 22, Phase 10 - David Beach - New Residence - *Neil Arrington has recused himself since he prepared the original Site Plan. ARC to complete review.*

Pending Projects - On Hold

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 - New Residence

Lot Clean-up/Tree Removal Requests:

227 Whisper Lake Dr. - Hales Residence - Request for Dog Run: Appears that work has already been done.
- **Open Compliance Issues**
179 Mallard Dr. (Lot53/Phase4) - Mark & Vanessa Lelear - Lot Clean-up Request - *Conditional Approval*

Construction Project Updates: New Homes

169 Kingfisher Court (Anthony) - New Residence - *In progress*
179 Pearl Bay (Clark) - New Residence - **Landscape Plan Review/Approval** - *Review Completed and approved*
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 Home 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 - *In progress*

128 Summer Lake Dr. - Lot 15/Phase 2 - New Residence - Theresa Rann - *In progress*
509 Whisper Lake Dr. - Lot 1/Phase 10 - Al & Wilma Camp - *In progress*

Open Projects: Other than New Homes

118 Whisper Lake Dr. - Rishard Lampese/Joanne Tamburro - Roof Replacement (Verify if Gate Access Code Issued) - *Approved*

New Business:

1. 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

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

Next Meeting: August 1, 2023

Heron Bay CPC Minutes
14, June 2023/ 7:00 PM / Club House

Attendees

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

Minutes

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

Committee Reports

Landscaping (Joe) - Annual spraying for weeds and Virginia Buttonweed will be completed over next two weeks. Daniel completed cutting the small trees that were growing in the common area along Whisper Lake Drive. Irrigation for the clubhouse and entrance was turned on and three sprinkler heads had to be replaced.

Trails (Robin) - No report.

Boat Storage (Gene) - Curb stones are going to be installed to mark outside the gate storage locations.

Club House (Charles) - Nothing to report.

Gate House (Charles) - Batteries need to be replaced.

Gate (Brian) - Experienced some issues with gate opening properly. Brian reported to service provider and also Henderson. It appears the belt for the gate is frayed and the service provider will need to determine the cause for the excessive wear. Brian would like better communications and feedback from service provider and Henderson when there are issues identified on what has been done and the recommended long term solution.

Piers (Janna) - Light for Dock C has been ordered. Loose side board on Dock C needs to be fixed. Docks A,B and C were power washed.

Signs & Streetlights (Lisa) - All but two of the new road signs have installed. One pole needs to be fixed and a Stop sign installed on Stormy. New hardware will be needed before new street name signs are replaced. Streetlight base and poles were pressure washed.

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

OLD BUSINESS

1. Pressure washing the Docks (AB and C) and the light poles was completed.
2. Trail repair was completed.
3. Street sign install- majority completed.

NEW BUSINESS

1. Clubhouse upstairs HVAC needs to be replaced, Brian has received three quotes. The best/cheapest was from Deeck Mechanical. Reserve funds for this replacement is \$5,950 and quote was within this amount.
2. Brian plans to send a letter to the membership to stress the need for trash that produces an odor to be removal from Clubhouse after all meetings/functions and taken to the outside trash cans. We had some raw chicken placed in the clubhouse trash cans and left several days causing a bad odor for the clubhouse. In addition the letter will ask that the clubhouse should be left better than than you found it.

Adjournment

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