

Heron Bay CPC Minutes
8, November, 2023 / 7:00 PM / Club House

Attendees

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

Minutes

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

Committee Reports

Landscaping (Joe) - Routine services ongoing. Joe indicated that there are additional areas in the common space that need to be cleared and he will meet with Daniel and get these areas addressed. Daniel is also planning to trim all trees at the gate early December.

Irrigation system will be winterized in December.

Trails (Robin) - There are a lot of leaves on the trails. Charles agreed to run his tractor and mower over the trails to clear the leaves. This will continue to be an issue for the next several weeks.

Boat Storage (Gene) - Board has approved the addition of 45 spaces to the boat storage.

Club House (Charles) - TV will not cut on and Brian and Brad are working with a repair service to have it fixed for \$200.

Gate House (Charles) - Brian has a quote to install an air conditioning system for \$4,300.

Janna will get another quote before proceeding.

Gate (Brian) - Brian indicated one of the gate sensors was hit by a vehicle and he worked with the maintenance company to replace it. It is fully operational again.

Piers (Janna) - Board has approved replacement of the walkway for Dock D. Work will start the week after Thanksgiving. Walkway for Dock B will also be constructed by the same company.

Janna will explore repairs needed for all the docks.

Signs & Streetlights (Lisa) - Mallard Street sign was stolen and will be replaced. Brian is exploring painting several light poles around the clubhouse.

Ponds (Gene) - Pond is good. Gene will disconnect the water at the first sign of frost.

OLD BUSINESS

1. Street at entrance was seal coated.
- 2.

NEW BUSINESS

1. Annual meeting scheduled for Monday November 20, 2023.
- 2.

Adjournment

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

Architectural Review Committee (ARC)

November Minutes

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

Date: November 7, 2023

6:00 PM – Heron Bay Clubhouse

Attendees:

Tim McMullen - Present

Ken Kennedy - Present

Nicci Gafinowitz - Present

Bonnie Gotbaum – Board Liaison - Present

Tracie Johnson – ARC Volunteer

David Grein – ARC Volunteer

Presentation:

Construction Documents Review Update

Steve White & Jackie Harrell 493 Whisper Lake Dr. – New Residence – ARC met with

White/Harrell, Builder and Mfg Rep to discuss specific requirements for building within Heron

Bay. Homeowners to provide required information to ARC prior to proceeding with

construction.

Business Session:

Approve – October Minutes Approved

New Business:

Heron Bay ARC Volunteers – Brief Orientation

David Grein – To be rescheduled.

New and Pending Requests:

Brad McClean – 602 Pearl Bay Dr. – Response to Violation Notice – Fence Construction –

ARC members met with homeowners to discuss options for fencing requirements. ARC to

provide feedback to homeowners.

John Rosenbaum - 118 Heron Bay Dr. – Change in Exterior Finish – Approved

Charles Lee – 146 Chersonese Ct. – Request to remove trees around Driveway dripping sap and

remove a tree leaning close to house. – Owner to provide planting plan for tree removal replacement

Unapproved Construction/Site Activity

443 Pearl Bay Dr. – Lot 32 (Update) – Lot owner does not respond to written requests from

ARC.

Pending Construction Document Review Requests – On Hold or awaiting Construction

Documents Approval or Stakeout Approval

Mark LeClair – Lot 53/ Phase 4 – 179 Mallard Dr. – New Residence – Requested Professionally

drawn Elevations. Neil Arrington has requested additional info on Floor Plan and Foundation

Plan – Owner to provide feedback on requested information for topography drainage.

Lot Clean-up/Tree Removal Requests:

179 Mallard Dr. (Lot 53/Phase4) – Mark & Vanessa LeClear – Lot Clean-up Request – See

above comments for civil engineering review.

Construction Project Updates: New Homes – (Landscape Plan Review Required-LPRR)

169 Kingfisher Court (Anthony) – New Residence – (Landscape Installation Pending) Owner to

provide construction extension request.

311 Whisper Lake Dr. (Lot 112, Phase 6 – Henry Munn) – New Residence – Retaining Wall

Requested/LPRR – Awaiting requested landscape plan

181 Heron Bay Dr. - Weber -Hartman Residence - Phase 1, Lot 5, New Home Residence -

ARLP

586 Pearl Bay Dr. - Shirley Residence – New Residence - LPRR - Awaiting completion of

landscape plan

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

Pending/ LPRR – Exterior finish approved. Awaiting LPRR

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

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

685 Whisper Lake Dr. –Lot 8/Phase 10 – Steve Thompson – In Progress, Awaiting Change

Request

181 Kingfisher Ct., Lot 22, Phase 10 - David Beach – New Residence – No Update

Open Projects: Other than New Homes

129 Pearl Bay Dr. – Janna Grant -Additional Garage (Emailed Acknowledgment)

227 Whisper Lake Dr. – Hales Residence – Request for Dog Run: Complete Pending final

planting. Issue – Owner submitted email confirming plans to plant shrubs along fence in fall.

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

In Progress

Old Business:

1. Updates to ARC Guidelines – Final Review Comments – Guideline Updates to be issued

Heron Bay Board of Directors Minutes

Monday, November 20, 2023

-Meeting called to order and determination of a quorum made at approximately 5:05pm

Board Members Present:

David Printy (President), Bonnie Gotbaum (Vice President/Liaison to Committees), Donna Cook (Secretary), Kevin Thortsen (Treasurer), Mark Zaremski (At-Large). Shawna Hughes, Property Manager, was also present.

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

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

Oral Communications to Board: None

Unfinished Business:

Lot 1A Exchange:

-Lot 1A exchange set to close on December 5, 2023 with all required steps & surveying complete.

Dock D Steps Project:

-Work to replace the steps to Dock D will take place in December 2023.

Boat Storage Expansion Update:

-Bid information for possible boat storage expansion has been forwarded to Common Property Committee for consideration and additional research.

Reports:

Report from Committees:

-Bonnie Gotbaum provided an update from committees including ARC, CPC & Social Committees.

Treasurer's Report:

-Money Market Account set-up and funds transfer has been completed for a portion of reserve funds to earn 4.5% interest rate.

-Summary update provided regarding operating fund balance and reserve fund balances.

Henderson Business Report:

-Software transition taking place leading to a delay in reporting and payment of some invoices.

-Shawna reviewed steps involved in phases of transition with Henderson Properties having been sold to Real Manage in 2021.

New Business:

Review of Annual Meeting Agenda (annual meeting to be held at 6:30pm on 11/20/23)

-Discussion of meeting components to include approval of 2022 annual meeting minutes, financial report, budget ratification, committee reports, election of one new board member and Q&A.

Executive Session began at appx. 5:50pm. Return to Regular Session at appx. 6:00pm

The November HOA Board Meeting was adjourned at approximately 6:00pm

The next meeting of the Heron Bay HOA Board will be Monday, December 18, 2023 at 9am.