

The board held the annual meeting in December rather than a board meeting.

CPC did not meet in December



Architectural Review Committee (ARC)

Meeting Minutes

Date: December 3, 2025

6:00 PM – Heron Bay Clubhouse

Attendees:

Brad McLain – Chair

Henry Munn

Taylor Harrington

Al Camp – HOA Board Liaison

Minutes:

Assign Minutes Taker **Taylor Harrington**

Presentation:

Business Session:

Approve – Previous Meeting Minutes **Approved**

New Business:

Old Business:

Construction Project Status - New Homes

- Beach - 181 Kingfisher
 - o Landscaping - Email received on 9/8/25, plants being IDed for plan.
 - o Landscaping - ARC requested Final Landscaping Plan on 11/24/25.

- Caldwell - 219 Whisper Lake
 - Design Change Form completed on 8/21/25.
 - Construction is In-Progress.
- Cunningham - 354 Badin View
 - Stakeout was conducted and APPROVED on 8/25/25.
 - Construction is In-Progress
- Duffell - 199 Heron Bay
 - New Construction documents submitted on 11/23/25.
 - ARC notified Duffell of edits to items in packet.
- Freeman 379 Whisper Lake
 - Stakeout was conducted and APPROVED on 5/30/25
 - Construction is In-Progress.
 - Reached out for dumpster requirement
- Heston / Menard - 121 Kingfisher
 - Construction is In-Progress.
 - Landscaping - ARC requested Landscaping Plan on 11/24/25.
- Holloway - 170 Bayview
 - Project completed - Compliance Review done 11/7/25
 - Project is Complete and Closed.
- Intorre - 224 Badin Lake
 - Landscaping Plan was APPROVED on 11/7/25
 - Construction is In-Progress.
- Khan - 235 Badin View
 - Landscaping Plan received on 11/26/25.
 - ARC requested on-site meeting for Landscaping walk-thru.

- Klyn - 205 Kingfisher
 - Stakeout was conducted and APPROVED on 11/13/24
 - Construction is In-Progress.
- LeClair - 179 Mallard
 - Construction is In-Progress.
 - Landscaping - ARC requested Landscaping Plan on 11/24/25.
- Moss - 121 Badin View
 - Design Change approved 11/13/25 for U-Shaped Driveway
 - Construction is In-Progress.
- Nance - 200 Heron Bay
 - Stakeout was conducted and APPROVED on 8/25/25.
 - Construction is In-Progress
- Pegram - 141 Bayview
 - New Construction documents submitted on 11/7/25.
 - ARC notified Pegram of missing items in packet.
- Wall - 610 Pearl Bay
 - ARC granted a 25ft Front Variance for Initial house design.
 - New House Design now requires new variance evaluation.

Projects: Other than New Homes - (Short Form Submittal)

- Camp - 509 Whisper Lake - **3 Short Forms (Tree Removal, Drainage, Trees)**
 - ARC approved the projects on 10/12/25.
 - Once project is completed, ARC can conduct the Final Inspection
- Clark 179 Pearl Bay - **Flag Pole & Shrubbery**
 - ARC approved the projects on 10/21/25.
 - Once project is completed, ARC can conduct the Final Inspection

- Cooke - 121 Waterview Ct. – **Shore Stabilization, Tree Removal, Irrigation**
 - ARC approved on 3/24/25 and verified still active on 9/20/25.
 - Once project is completed, ARC can conduct the Final Inspection
- Hall - 137 Whisper Lake – **Flagpole**
 - Project completed on 11/17/25.
 - Final inspection Approved and project Closed & Complete
- Harrington - 637 Whisper Lake - **Landscaping**
 - ARC approved Submittal on 3/24/24 still active 9/20/25.
 - Once project is completed, ARC can conduct the Final Inspection
- Lee - 146 Chersonese - **Grading & Retaining Wall**
 - ARC approved on 4/23/25 and verified still active on 9/20/25.
 - Once project is completed, ARC can conduct the Final Inspection
- Marino - 335 Whisper Lake - **Landscaping and Shoreline Stabilization**
 - ARC approved on 9/3/25.
 - Once project is completed, ARC can conduct the Final Inspection
- Patton - 116 Summer Lake - **Pool & Landscaping**
 - ARC approved on 4/23/25 and verified still active on 9/20/25.
 - Once project is completed, ARC can conduct the Final Inspection
- Thompson - 685 Whisper Lake - **Path to Dock**
 - ARC approved on 6/10/25 and verified still active on 9/20/25.
 - Once project is completed, ARC can conduct the Final Inspection
- Toney - 215 Heron Bay - **Enclose Patio**
 - ARC approved on 11/1/25.
 - Once project is completed, ARC can conduct the Final Inspection

- Wilson - 193 Kingfisher - **Landscaping / Water Flow Control**
 - ARC approved Submittal on 8/17/24 with inquiry made on 9/20/25.
 - Once project is completed, ARC can conduct the Final Inspection

Adjourn