

## **December 2011 Heron Bay Board Meeting**

The Heron Bay Home Owner's Association (HBHOA) Board Meeting was convened on Monday, December 19, 2011 at approximately 7:00 p.m.

**Present for the Meeting:** Ken Erdner  
Eric Frey  
Greg Savoie  
Susan Sittnick (Not Present)  
Larry Sitton

### **Open Session Agenda:**

- None

### **Minutes for the November 2011 Meeting Were Approved**

### **General Information:**

- Board members discussed preparations for the annual meeting:
  - Setup Clubhouse
  - Copies for handouts – Committee highlights, financials
  - Name tags
  - Ken Erdner budget presentation

- Larry Sitton will coordinate residents signing up for recycling services from Green Pieces (\$10 per month).
- Eric Frey will contact Chair Tony DiBianca of the LRPC concerning the possible purchase of Lot #185 and costs for tennis courts and septic field information.
- Larry Sitton reported that the insurance policy for the cluster piers included disclosures that water/wind damage was not covered. An engineer's report concluded that damage to Cluster Pier B was from water/wind. The HOA will explore options for a better insurance policy.
- Billy Davis from the Pier Committee will be contacted regarding an update from the committee and a discussion about late pier fees.
- The members of the HOA Board voted to enforce late fees for dues. A few residents have paid dues without paying their late fee. A suggestion was made to implement a process that only residents in good standing concerning fees will be permitted to vote.
- The HOA Board will ask the CPC to mulch the tree limbs near the boat storage.
- The next Board meeting will be held on Monday, January 16, 2012.

**ARC Update:**

- See Below.

**CPC Update:**

- See Below.

### **Social Committee Update (SC):**

- None

### **Pier Committee Update (PC):**

- None

The meeting adjourned on December 19, 2011 at approximately 8:30 p.m.

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### **Minutes Heron Bay ARC Meeting Dec., 6 2011**

#### Agenda Items:

1. Hardison Build
2. Cole Landscaping
3. Kerzel Landscaping
4. Frey Landscaping
5. Blue Book Revisions
6. New Mail Box Information

#### Agenda Items Action:

1. Steve reported that he did a drive-by of the Hardison build and noted no ARC issues.
2. Steve reported that he contacted John Cole concerning his front yard landscaping and that John assured him that he was working on it. Lyn asked if John planned on leaving cut wood stacked between trees in the front yard and Steve said he would get with John and make sure wood is moved to the back. Lyn also asked how long of an extension had we given John to complete his landscaping and was informed 180 days.
3. Steve reported that he contacted Brian concerning his a/c units screening and that Brian was informed that his screening is ok from the street but if he ever gets neighbors on his right he will need to add some side screening. Brian said he would comply. Lyn disagreed with Steve's decision and thinks that Brian should add screening closer to the front and sides of a/c units. Steve said he would not go back to Brian after signing off his landscaping as it is.
4. Steve reported that he had done a final compliance review of Eric and Jessica's landscaping and signed them off as approved.

5. Steve reported that he had made all the pending revisions to the Blue Book and that the amended Blue book is now on the Heron Bay web site.
6. Steve reported that he had emailed the new mail box information to Ron and Beth Hardison to make sure they had the latest information.

Additional items:

1. Doug confirmed that he would be leaving the ARC at the end of the year.
2. Susan said that the annual meeting would be a good time to recruit a new ARC member.
3. Eric Frey is asking all committee chairs for a write up this year's accomplishments for the annual meeting and Steve will be sure to let him know of our need for a new member.

The next ARC meeting is scheduled for Tuesday Jan. 3, 2012

Respectfully submitted,  
Steve Hall, Chair, Heron Bay ARC

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## **HERON BAY COMMON PROPERTIES COMMITTEE MINUTES December 14, 2011**

**Meeting convened at: 7:00 PM**

**Attending: Clyde Cupples, George Gilbreath, Vince Stamey, and Don Sittnick.**

### **DECEMBER AGENDA**

**Approval Nov. Minutes**

**2012 Budget**

**Lights at Stone Entrance--Info For The Committee**

**Permanent Lighting At Gate/Gatehouse Entrance**

**Clarify Clubhouse Cleaning--What is CPC role?**

**2011 Review**

**Prepare For 2012**

**Ponds--Pond 1 pump is tripping frequently need to be checked**

**Trails--Wayne cleared entire trail--Cut 5 trees encroaching of trail**

**Trail Blocked at Lakewood entrance-- removed**

**Additional Mowing B/4 Christmas??**

**Street Lights**

**Who is playing Santa Claus this year??**

### **DECEMBER AGENDA DISCUSSION**

**Approval Nov. Minutes** - The November minutes approved as distributed.

**2012 Budget** - The official 2012 budget submitted to Heron Bay Board of Directors and we think approved as submitted, but that is not confirmed at this time.

**Lights at Stone Entrance--Info For The Committee** - All Brite Electric replaced all 3 flood lamps and the light sensor. George confirmed all 3 functioning at night and off during day. All-Brite should now be paid for the work. An idea was submitted that if CPC were required to replace the lamps again, they should be changed to 150W

to be compatible with guard house floods.

**Permanent Lighting At Gate/Gatehouse Entrance** - The HBBOD has authorized CPC to arrange for permanent installation of flood lamps to light both sides of both wall arches at the gated entrance. At next CPC meeting we will discuss options with emphasis on making lamps low voltage to minimize road damage to bury wiring. The preliminary plan is for CPC to specify basic design and get 2-3 licensed and insured electrical contractors to bid on the work. The CPC will select bidder and oversee the work is done to plan.

**Clarify Clubhouse Cleaning--What is CPC role?** - Discussion of team unanimous that the Social Committee is responsible for inside cleaning and CPC for outside cleaning/ tasks. As a result of email from HBBOD, CPC has not contacted Stanley Steamer to clean the carpets.

**2011 Review** - List of CPC 2011 accomplishments pulled together by Clyde and submitted to HBBOD for presentation at annual property owners meeting in January. The list is attached to these activities.

The property owner mailboxes located such that postal delivery person has to drive on the grass to reach mailbox. This was discussed and decided Ward's would do the work, but Ward's didn't wish the responsibility as the post are sunk in concrete. This is on hold with no new plan to move the mailboxes.

**Prepare For 2012** - CPC needs to advertise at Annual meeting to recruit new members.

**Ponds** - Pond 1 pump is tripping circuit breaker frequently and needs to be checked by electrician.

**Trails** - Wayne cleared entire trail--Cut 5 trees encroaching of trail

**Trail Blocked at Lakewood entrance**—tree removed

**Additional Mowing B/4 Christmas??** - The pre-Thanksgiving mowing was the last pre-paid mowing and it was rained out. CPC will contact Ward's and get a mowing in close to Christmas as possible.

**Street Lights** - Three lights on Whisper Lake were worked by EnergyUnited but still fail to come on at night. George will call EnergyUnited and ask to get the monthly fee for these lights deferred until the service is restored. George still needs to address the fennel issue with EnergyUnited.

### **Non Agenda discussion**

- (1) Fred Watson is retiring from CPC Committee effective now.
- (2) The gate holiday lights go on/off as vehicles enter/exit gates.  
The decorative lights should NOT interfere with gate operation.  
We need to discuss this with Brian Kurweil.
- (3) The roof leak has NOT been repaired. Roofer Monty arrived late for his appointment and the CPC person had given up and left the clubhouse. CPC needs to reschedule and get Monty to complete the repair work.

Meeting adjourned at 8:30 pm.

**Next meeting:** Wednesday January 11, 2012 @ 7:00 PM at Clubhouse

Respectfully submitted by: George Gilbreath,  
File: Dec2011\_CPCminutes.doc  
Attachment: (1) List of CPC accomplishments 2011

COMMON PROPERTY PROJECTS COMPLETED IN 2011

Clubhouse AC Replaced  
Common Property Clean-up Spring/Fall  
Sidewalk Cost Investigation  
Clean/Seal Community Docks  
Dock B Emergency Repairs  
Storeroom Shelving  
Upstairs Storage Shelving  
Began Roadway Edges Project  
Chipped Tree Debris At Boat Lot  
Added Crushed Stone To The Dock Walkways  
Trees Removed At Piers  
Ponds-New Ropes For Aerator  
Repaired Damaged Bollard  
Curtailed Badin Shores Intruder Issues  
Added Electric Outlets To Outside Of Clubhouse  
New Clubhouse Exit/Emergency Lights  
Fixed Exit Gate Issues  
Placed An Electronic Lock On The Office Door  
Boat Lot Gate Repairs  
Porch Repairs  
Added DVD Player To Clubhouse TV  
Newspaper Rack Moved To Clubhouse—Lyn Drye  
New Signs—No Trespassing