



BHP Board Meeting Minutes 10/23/2024, 1:30pm

(standard meeting cadence: 3rd Wednesday of month, 9am-Noon)

Board Attendance

- ✓ Craig Lee, Board President
- ✓ Joe D’Avanzo Board, Vice President
- ✓ Phil Dennis, Board Treasurer
- ✓ Sharon Garbarz, Board Secretary
- ✓ Mark Nelson Board, Member at Large
- ✓ Stacey Sherrille, Compass
- ✓ Michael Taig, Compass



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Meeting called to order: 1:40pm and closed at 3:30pm.

November Board Meeting: November 20, 2024, 9am.

Upcoming Meetings:

Major Agenda Topics:

Topic	10/23 Discussion/Updates/Decisions	Action Items
Sept Financials 	<ul style="list-style-type: none"> • September financials reviewed with Board and on track for meeting year end budget. • 100 % Supplemental Assessments paid (due 10/1) • 3 accounts were not transferred from Homestead; 1 requires Axios payment. Plan put in place to resolve. • Several modifications were required to September Financials to address incorrect accounting for supplemental assessments; missing financial data; misclassification of expense items, and other items. • List of corrections supplied to Compass requiring re-run of September financial statement 	<ul style="list-style-type: none"> • Board to update the capital plan estimates for the January communication (4Q). • Phil – to update 2025 Budget. • Phil – Requires financial access to Compass systems.
10-Year Capital Plan Update 	2025 Capital Budget in process. <ul style="list-style-type: none"> • 2025 landscape beautification improvements including tree trimming to preserve siding, lawn improvements, dock staining, mailbox fronts, and arborvitaes (Count: 475)/tree trimming, grass. 2026 and beyond to include streets and curbs with roofs to follow streets. 	<ul style="list-style-type: none"> • November Mtg - discuss roofs.
Maintenance	<ul style="list-style-type: none"> • Overgrown arbs and bushes will be torn out beginning late October. Replacements will be planned in April and May, 2025, pending weather conditions. 	<ul style="list-style-type: none"> •

Topic	10/23 Discussion/Updates/Decisions	Action Items
Compliance Bylaw and Rules and Regulation Changes Attorney: Kevin Hirzel 	<ul style="list-style-type: none"> Following the Annual Meeting and approval of proposed Bylaw changes, documents will be updated to be recorded and distributed before year end. Directory needs to include Rules/Regs, and corrected phone numbers. Discussion: <ul style="list-style-type: none"> Maintenance Ownership Responsibilities updates Rules/Regulations updates were finalized. Once Rules and Regs have been updated, an enforcement plan will be finalized with Compass, including expectations that Co-Owners will maintain those structures within their responsibility such as rotted decks and windows that must be fixed. Enforcement needed for rotted decks and windows that must be fixed. 	<ul style="list-style-type: none"> Mark – Certify co-owner vote and facilitate recording of amendments.
Compass Transition and Status 	<ul style="list-style-type: none"> Conducted Corporate Transparency Act Discussion. Mark will take lead on filing. Stacey provided a status on maintenance requests, violations, etc. Discussion held on homeowner energy Discussion held on Conservation Act. 	<ul style="list-style-type: none"> Stacey to provide Board access to homeowner requests. Stacey will provide Sharon a new directory list monthly.

Special Projects / Vendor Specific Updates:

Vendor	10/23 Discussion/Updates/Decisions	Action Items
MLP (Landscaping, Snow Plowing, Tree Spraying)	<ul style="list-style-type: none"> Turf improvements needed in 2025. Bush trimming was completed in September 	<ul style="list-style-type: none"> Craig to notify vendors to start communicating directly with Mike from Compass.
J&B (Painting)	<ul style="list-style-type: none"> Wood repair complete on buildings 22 and 23. Discussed mailbox sandblasting and painting quote.. 	<ul style="list-style-type: none"> Craig to ask Joe Zimmer to look at the cylinders of mailbox package boxes
MacDemo (Cement paving)	<ul style="list-style-type: none"> Questionable if all pads can be completed this year, pending weather. 	
PPM Landscaping	<ul style="list-style-type: none"> PPM is willing to start arb replacement to get a head start with 2025 replacement and keep staff busy. 	
Major League Gutter Cleanup Contract	<ul style="list-style-type: none"> 3Gutter Cleaning November 21, 2024 Bluffs were already cleaned as a part of this contract in response to multiple maintenance requests 	<ul style="list-style-type: none"> Sharon to provide update in newsletter. Stacey to update portal.

Homeowner Specific Issues:

Topic	10/23 Discussion/Updates/Decisions	Action Items
Kathi and Fred Price	<ul style="list-style-type: none"> Approved reimbursement for summer flooding 	
18301 Dog Incident	<ul style="list-style-type: none"> Co-owner attacked by dog. Plan of action discussed. 	.
Craig Lee	<ul style="list-style-type: none"> Discussion held on requirement to gain access to water 	<ul style="list-style-type: none"> Mike and Stacey will look

	meters to shut off unoccupied units in the case of an emergency.	into methods to gain access in homeowner access (e.g. Garage code or lockbox)
Open Work Orders	<ul style="list-style-type: none"> • Beach erosion projects in process. • Tree branch fallen on Stonewater driveway was paid (Closed) • 30 open maintenance requests 	

Committee Updates (As available):

Topic	10/23 Discussion/Updates/Decisions	Action Items
Welcome	<ul style="list-style-type: none"> • No updates. 	
Social	<ul style="list-style-type: none"> • Genetti’s Christmas party: 12/3, 6:00 pm 	
Beautification	<ul style="list-style-type: none"> • Dock stain – future approved color still to be determined 	
Compliance	<ul style="list-style-type: none"> • See above. 	
Lake	<ul style="list-style-type: none"> • Joe provided status. 	
Capital Projects	<ul style="list-style-type: none"> • Craig will lead along with Capital Committee. 	

Miscellaneous Quick Updates:

Topic	10/23 Discussion/Updates/Decisions	Action Items
None		