



2022 ANNUAL MEETING
SEPTEMBER 13,
NORTHVILLE TOWNSHIP HALL
(10 Year Plan Details)



2022 OVERVIEW

ESTABLISHED, VERIFIED, COMMUNICATED AND BEGAN EXECUTION OF 10 YEAR CAPITAL RESERVE PLAN WHICH BEGINS THE PROCESS OF REJUNEVATING A 32 YEAR OLD INFRASTRUCTURE

10 YEAR COMMUNITY CAPITAL PLAN



JUNE 7, 2022

2022 OVERVIEW

THIRTYSOME NEIGHBORS VOLUNTEERED AND EXECUTED 3 'FALL ISLAND CLEAN UP' DAYS.





AGENDA

- VERIFY QUORUM
- APPROVE 2021 MINUTES
- INTRODUCE LANDARC/LANDARC OVERVIEW
- BOARD ELECTION GUIDELINES AND PROCEDURES
- 2022 OVERVIEW

LANDARC
LANDARC
JOE ZIMMER

-2022 ACCOMPLISHMENTS/ISSUES

CAPITAL ACCOUNTING

DON JOHNSON
ED BUCKLE

CAPITAL PROJECTS

DRIVEWAY PROGRAM

CRABTREE REPLACEMENT

BEACH DRAINAGE PROJECT

GAZEBO PROJECT

PAINTING PROJECT

LAKE PROJECT

SOCIAL EVENTS

JOE ZIMMER
FRED PRICE/DR JONES
CAROL BERNARDO
BOARD

- GOING FORWARD
- COMMUNITY DISCUSSION/Q&A
- ELECTION RESULTS
- ADJOURN



BLUE HERON POINTE 10 YEAR CAPITAL PLAN

Capital Projects	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	TOTAL
Driveways	281,250	289,688	298,378								869,316
Mail Stations	4,000										4,000
Gazebo Replace	10,000	220,000									230,000
Beach Drainage	105,000										105,000
Retaining Wall			21,388								21,388
Entrance Signs/Landscape	26,000										26,000
Concrete Curb				298,905	307,872						606,777
Asphalt Streets				274,992	283,242						558,234
Catch Basins Repair				32,782							32,782
Guest Parking Spots					7,345					8,515	15,860
Roofs/Gutters						473,739	487,951	502,590	517,667	533,197	2,515,144
Dock Replacement									118,232	121,779	240,011
Ext Lights/Sconces										104,382	104,382
Leach Basins										6,524	6,524
Pedestrian Paths										28,289	28,289
Small Capital Projs	30,000	30,900	31,827	32,782	33,765	34,778	35,822	36,896	38,003	39,143	343,916
TOTAL COST	456,250	540,588	351,593	639,461	632,224	508,517	523,773	539,486	673,902	841,829	5,707,623
Less Current Res Contr	(63,377)	(63,377)	(63,377)	(63,377)	(63,377)	(63,377)	(63,377)	(63,377)	(63,377)	(63,377)	(633,770)
FUNDING RQTS	392,873	477,211	288,216	576,084	568,847	445,140	460,396	476,109	610,525	778,452	5,073,853
Assessment	2,806	3,408	2,059	4,115	4,063	3,180	3,289	3,401	4,361	5,560	36,241



2022 CAPITAL SPENDING STATUS TO PLAN AS OF AUGUST 31, 2022

Capital Projects	Plan	Jan - Aug Actual	Sept - Dec Projection	Total Projected 2022	2022 Projection B/(W) Plan	Overall Status (G/Y/R)	Comments
RESERVE REVENUE SOURCES							
- Supplemental Assessment	392,873	392,840	0	392,840	(33)	GREEN	Assessment Rounding
- HOA Monthly Contribution	63,377	42,251	21,126	63,377	0	GREEN	
TOTAL RESERVE REVENUE	456,250	435,091	21,126	456,217	(33)	GREEN	
RESERVE EXPENSES							
- Driveway Refund Checks	(117,673)	(119,735)	0	(119,735)	(2,062)	GREEN	Offset Below
- Driveway & Sidewalk Replacement	(163,577)	(70,000)	(91,515)	(161,515)	2,062	GREEN	Offset Above
- Mail Stations	(4,000)	0	(4,000)	(4,000)	0	GREEN	
- Gazebo Replace (Tear down)	(10,000)	0	(10,000)	(10,000)	0	YELLOW	Risk - Use and design are yet to be defined
- Beach Drainage	(105,000)	(3,506)	(101,494)			GREEN	Potentially Fewer Number of Repairs and Lower Cost Solutions
- Entrance Signs/Landscape	(26,000)	0	(26,000)	(26,000)	0	GREEN	
- Small Capital Projects	(30,000)	(3,706)	(26,261)	(29,967)	0	GREEN	Crab tree project
TOTAL RESERVE EXPENSES	(456,250)	(196,947)	(259,270)	(456,217)	0		
REVENUE B/(W) EXPENSES	0	238,144	(238,144)	0	0		