

Blue Heron Pointe Condominium Association
Board Meeting
June 17, 2022
6:30pm
18100 Blue Heron Pointe Dr

Board members present:

Joe Zimmer
Fred Price
Carol Bernardo
Don Johnson
Ed Buckle

Metro Management staff present:

J.C. Palmer

President Joe Zimmer called the meeting to order at 6:30pm

1. Approval of BHP minutes from May 19, 2022
Motion, seconded and unanimously approved
2. Financial Report – ALL JUNE 7 10 YEAR CAPITAL PLAN INFORMATION HAS BEEN POSTED AND IS AVAILABLE VIA THE WEBSITE SINCE JUNE 8 AT 8AM!
3. Real Estate Sales - No known sales
4. Administrative issues
 - a. Ed Buckle has accepted the Board position vacated by Chuck Gaidicas resignation due to relocation. Good Luck and many thanks to Chuck and Susan!!!!
 - b. Paint selection review and board vote
Former Secretary Chuck Gaidica and 'Vision' committee worked over the last 7 months with designers, architects, graphic artists and volunteers to provide 'new' color scheme for community
After visible demonstration of colors on a unit and 10 day feedback process, 36 votes were submitted. 28 approved without reservation, 5

suggested different options and 3 voted to retain same color as we have now.

Based on process and feedback board voted to approve colors and close the issue.

- c. Seratowski deck replacement approved noting that there will be no posts required on the unit side of the new deck.
- d. 3 companies will be interviewed for Gazebo Project. Selection of preferred contractor by Aug board mtg
- e. Gazebo roof settlement signed. \$10,500 settlement will go to Capital reserve
- f. Owner Craig Lee requested boat length/width variation from 14'6"/7'6" to 15'/8' overall length/width. Board has contacted 2 local dealers and smaller boats are not available.
Approved as a 'variance' as dealers do not know if manufacturers will ever return to smaller spec boats

5. Grounds Maintenance

- a. Metro confirmed that bush/shrub trimming would commence week of 6-20-22, mulch the following week. Arbor vitae will be trimmed
- b. Crab tree removal numbers have been collected, owners surveyed as to desires to keep, remove replace. Answers due July 1.
Metro will contact MLP to schedule asap
- c. Remove/Replace shrubs/bushes discussed. Board will inspect entire property and submit complete list of action required to Metro by June 24. Metro need schedule MLP
- d. Lawn and edging performance improving week over week with oversight
- e. Driveway replacement requests are at 22 but will be scheduled for efficiency, in conjunction with painters. Schedule to be reviewed and distributed to community.
- f. Removal of dead/dying trees to commence week of June 20 per Metro.
- g. RLS began applications of chemicals in early June. First app for weeds.
- h. Excessive algae is a result of heat, 'skimmers' scheduled weekly (or more) until algae subsides.

- i. Beach drainage project has 2 contractors bidding in June. Cost seems to be in the \$7400/building range. Will confirm and prioritize need
- j. Water mover has been repaired by Jon Gould. Monitor its running time. May need to purchase new equipment
- k. PLM has south cove fountain in for repair. Metro/Board need to find a reliable repair/maintenance company more readily available.
- l. Beck rd. signage will get permitted and install date needs to be confirmed
- m. Weeds/weeding are a constant issue that MLP needs to resolve. Our homemade weed remedy which is lake friendly has been ignored. Metro provide direction as to MLP or Danny to apply via sprayer, removing weeds and lowering cost.

6. General

- a. June 7 Association Mtg to communicate Capital Plan and Operating Expense.
\$2800 2022 assessment due August 1, 2022
\$500 per month dues increase effective July 1, 2022
As is the case with such projects and plans, most co-owners are not happy with the position and resulting actions, but understand the background, the pieces of the plan and the reasons for the action.
- b. The Finance team, Capital Reserve Team and the Committees that supported the 10 year plan went above and beyond in their efforts!

MEETING ADJOURNED AT 8:30 PM