

Blue Heron Pointe Board Meeting February 20,2023

Meeting called to order at 9:02 AM via Zoom

Attendeece : Joe Zimmer, Craig Lee, Carol Bernardo, Edward Buckle, Joe D'Avanzo, Tiffany Semanisin CMCA (LandArc)

Approve minutes from January 2023 meeting, Minutes were approved by all the board members

Old business (open Status)

- 1) Goose Egg removal
 - A) Goose-buster will remove nests. They can not relocate the geese do to the avian flu
- 2) Power outage Middle entrance east side Resolved. It is still unclear who cut the power line. LandArc is still looking into the matter so we can seek reimbursement
- 3) Annual insurance was auto renewed on November 15,2022
 - a) New Bid two months or earlier than November 2023 . LandArc is still looking into quotes from other venders.
- 4) Irrigation contract is still in effect until the end of 2024 season.
- 5) Crab tree replacement status
 - a) Tree Selection is done and there will 4 trees to choose from. Currently we are waiting until spring to get tree prices. List of residents to get new trees was established last summer.
- 6) PLM contract has been signed and sent to PLM.
 - a) Duration of contract is to be for 3 years and water quality option should have been included
 - b) Joe D'Avanzo will contact water committee chair, Jon Gould, and request water quality reports throughout the summer from PLM as to the clarity, vegetation, marine life and bottom muck .
- 7) Gazebo design is selected . Deposit has been made. Engineers are to proceed with obtaining approval and permits to begin Dock construction.
 - a) There was discussion about the lighting and electrical work of the dock and railings. A Solar panel as a power source was raised.

Item such as a security light and timers were also mentioned and will be discussed with the project electrician .

8) Bylaw review and updating .

a) LandArc has attorneys that may be able to help us with this. It is not decided as to which board members will be involved in this project.

9) Building painting for 2023

a) Joe Zimmer, Ed Buckle and J&B will meet in mid February to discuss buildings to paint (10 to 14 and the Bluffs) and finalize contract. We will ask Fred Price if he could again work with the painters this summer to over see their progress and handle resident concerns. If not the Craig Lee and Joe D'Avanzo will share the duties.

10) Vole removal and treatment . It was not performed yet. LandArc was asked to please obtain pest control vendors to treat this problem.

11) Pine tree removal and replacement on the bluffs. This June a group will walk the property and tag trees and shrubs to be removed and replaced .

12) Driveway status for 2023 . 41 driveways are schedule to to be replaced this summer

13) Directory advertisement .

a) It is still scheduled to be sent out in March 2023.

b) A notice was sent out that resident can again advertise in the directory.

14) 2023 Capital budget payment plan. Coupons vs auto pay or both options available

a) 2 Payments of \$1600.00 in 2023. A notification letter was sent by mail to the residents

15) LandArc report

a) status on delinquent accounts which is improving

b) 2023 year to date budget status

16) Mailbox painting and problems of peeling was discussed. The Contract was terminated by the original painters but there is a two year warranty and it is unclear if that can be enforced now.

a) There was discussion on replacing the Mailbox pads before any other work was again done to boxes themselves.

17) Garage sale will be on **June 3rd ,2023**.

18) Beach remediation LandArc and board will be looking into this for the summer of 2023

New Business

1) alteration requests: none pending

2) Cisterns : It was asked if LandArc would check with the Township or county on cleaning out the Cisterns here at Blue Heron Pointe Condos. It was discussed the a possibility of having the Cisterns examined by video camera first.

Next meeting date March 22,20232

Meeting adjourned at 10:15 AM