

**Blue Heron Pointe Board minutes from Zoom Meeting  
05/24/2023**

**Called to order 6:02pm**

**Attending the meeting : Joe Zimmer, Edward Buckle, Craig Lee,  
Joseph D'Avanzo, Carol Bernardo, Tiffany Semanisin CMCA from**

**Review and Approval of Minutes from \$0419/2023 meeting**

**Financial Report from LandArc :**

Reviewed with LandArc. There were questions, answers, clarifications and approval

**Old Business**

**Maintenance updates**

A :Storm Damage Status on removal, cutting and staking of Arborvitae's  
a ) Quotes from MLP and T&T were discussed and reviewed . The quote from T&T was approved to trim the large Arborvitae's to 8 feet. The severely damaged ones will be cut off at the base and the others will be staked up and tied. Replacement of removed Arborvitae's will be discussed at a later board meeting

B : Dormer pest control of bats - status, Voles - Status  
a ) AntEco to treat all areas of voles and will inspect condos for evidence of bats. They will close openings to stop bat access.

C : Hill erosion between units 136 and 137 on the bluffs  
a) Cisterns were cleaned out but we were informed the problem is the cisterns may have reached the end of their use expectancy and could need to be replaced. They are french drains and do not drain to the lake  
b ) Mac demo will be asked to return and recommend a correction plan to the hill and downspout run off.

D : Directory - Status  
a ) Cathedral Directories has not returned LandArcs calls despite multiple attempts. The board asked Tiffany find another printer for a quote.

E ; Boat registration forms to residents  
a ) Tiffany will put a request in Townsq for residents with boats to submit information on their boat. Joe D'Avanzo will send Tiffany an email with what information is needed.

F : Roof treatment for Moss and Algae -

a ) The board reviewed a quote to do all the roofs for Moss and Algae . The quote was very high. After discussion the board asked LandArc to see if it is possible to just get spot treatment of the roofs and what that would cost.

G : Gutter cleaning

a ) Tentative start date is June 16th, after all the tree pollen and seeds have fallen

b ) Landarc will send a reminder to residents that there will be gutter cleaners that week

H :Beach remediation and additional sand placed

a ) 11-12 beaches were done at a lower price then quoted. No more beaches are scheduled for this year

I : MLP performance on Beach maintenance and weeding

a ) They continue to address the beach weed issue

J : Goose Busters - Completed

a ) Geese round up was not permitted by the State again this year. The eggs were destroyed on our property but geese from the other neighborhoods can still come to our lake and that is out of our control.

K : Property Supervisor

a ) Troy ( supervisor) and Alex ( worker ) started May 22, 2023 and spoke with Craig. They will be here Monday and Wednesday weekly. It was stress that the board would like communication and feedback from them and asked that they speak to Craig or Joe Z.. Tiffany has sent a copy of their check list of what they will be doing and inspecting. They will not be looking for violations.

L : Removal of dead trees on property

a ) Probably August if the budget permits

M : LandArc will be attending Food truck events and answer questions about Townsq and assist residents with sign ups.

a ) LandArc representatives will be at the June 7th and September 13th food trucks. They also be at the annual meeting

N : Blue Heron Newsletter from LandArc with Emergency contact information.

a ) to be sent out soon

O : The replacement trees planted

a ) completed in May

b ) Residents were notified by LandArc to water their trees twice a week

P : Lake update

- a ) await quote from PLM for Muck buster treatment
- b ) Nightly water temperature has to be a consistent 50 degrees before treatments and water testing can begin

## **Capital improvement projects update**

A : Gazebo and dock update

- a ) progress was slowed do to permits and rainy April but is now resuming
- b ) completion date is TBD

B : Painting buildings and old wood replacement by J & B

- a ) To start soon

C : Driveway replacement

- a ) to begin in August

## **New Business**

A : Alteration requests

- a ) one new request came in the last two days but a modification form with details was not with the request. LandArc is to ask that the proper paper work be completed for board review

B : Request to reconsider garage sale this summer by residents

- a ) This was not canceled by the board but due to health issues of the board organizer it going to be moved to next year. If the residents will organize the garage sale then it can proceed tin september, 2023 ( September 9th ). Carol Bernardo is willing to offer advice.

C ) Persistent rodent problem at Bokshas residence

- a ) LandArc is already addressing this issue

## **Next Meeting dates**

Wednesday June 21 2023 6:30pm

Wednesday July19, 2023 6:30pm

Wednesday August 23,2023 At 6:30pm

## **Adjourn Meeting at 8:07pm**

