

Blue Heron Pointe Board Meeting 1/18 /2023

Meeting called to order at 6:40 pm

Board members in attendance Joe Zimmer, Edward Buckle, Craig Lee, Carol Bernardo, Joe D'Avanzo,

LandaArc was represented by Tiffany

Semanisin

Minutes from the last meeting were reviewed and approved

Financial Report was presented by Tiffany and Joe Zimmer. After it was reviewed and discussed it was approved by the board

Capital Improvements

1) Driveways

a) goals are 41 completed for 2023 (or more if possible)and 41 for 2024

2) Gazebo and dock , Costs reviewed and delays are do to waiting for the engineers to complete the plans , Tear down of dock is to start soon. Gazebo plans still pending from the committee.

3) Beach repair to correct beach erosion will be done this summer. Sand is also planed for the beaches that need it.

Maintenance update

1) Painting 2023 is still scheduled for 2023 on The Bluffs and Buildings 10,11,12,13,14

Outstanding site projects

1) Beginning April 1 the board with LandArc will begin driving around the site every other week to look for Trees, land scape and anything else that needs attention, removal and or replacement . MLP will be asked to accompany us.

2) Goosebusters permits have been completed and are being submitted to control the geese this summer

3) For the Residents that still need their front bed tree replaced a long discussion ensued. There will be 4 possible trees that the resident can choose from. It was discussed as to whither a larger tree should be offered . Craig will speck to the tree service and get prices for different tree sizes. This was tabled to the next meeting.

4) Mold on building roofs will be inspected by Brutell for \$1,080.00 and they will submit an estimate for treatment / removal

5) Erosion between Buildings 136 and 137 , request will be submitted rio Townsq this spring

6) Vole removal is being addressed by pest control.

7) tree removal along property line between The Bluffs and the Day

Care property is planed for 2023

Townsq requests were discussed. Currently any request made will be address as “ Open “ , “ in Progress “ , or “ closed “ but it does not say is if the problem was resolved. Tiffany to help clarify how we can determine if the issue was resolved for each resident.

Lake project

1) PLM to manage the lake, with monitoring the water quality and treat muck, Harvesting the lake foliage to reduce legation size was discussed.

2) A meeting with Stone waters Subdivision board was discussed but not confirmed. We will ask our Lake committee to call and arrange a meeting to discuss the water level issues.

3) The low water level is felt in large part due to to the on going drought in the midwest

Miscellaneous

1) Yard-waste and Compost removal last year it was done by Advanced Waste Mgt and Tiffany is to confirm they will be doing it again this summer.

2) Dr Jennifer Jones services will not be re-contracted for the up coming season but her recommendation will be passed on to PLM to initiate

3) 2023 directory to be sent in March. (Advertisement will be opened up in February)

4) Holiday decorations to be removed soon

5) Alteration request for change in windows was reviewed. The board wants to see the plans and have questions as to whether Renew by Anderson is an approved window vendor

Next Meeting : March 22,2023 By Zoom

Adjourn Meeting : 9:13pm