

Blue Heron Pointe Board Zoom

Meeting Minutes 3/22/2023

Meeting called to order at 6:40 pm

In Attendance : Joe Zimmer, Craig Lee, Carol Bernardo, Joseph D'Avanzo, Tiffany Semanisin. Excused Ed Buckle

Minutes from last meeting in February 2023 were reviewed and approved

Financial Report from February 2023 from LandArc

a) The board with LandArc representative reviewed these reports. Questions were asked and answered along with a discussion of unexpected costs not currently in the budget, ie Electrical repairs to middle entrance and storm damage. Total Storm damage costs are TBD.

b) To date the entity that cut the power line to the middle entrance has yet to be determined which would allow us to recover the costs. (approx. \$ 5,000.00)

Tree replacement program

a) LandArc will be sending a letter to the residents that wanted their tree replaced . It will be a 2.5 inch tree and they can select. They may choose from one of this three : Red Bud, Red Sunset, or Dogwood

b) The resident will need to make their choice by May 1, 2023 and the trees to be planted at around Memorial day

Snow Plow damage : This includes Lawn and grass , Moved rocks, ripped out irrigation systems and other things to be determined yet. MLP is aware of the damage and is to make repairs. Final payment from LandArc is to be withheld until all is corrected.

Resident Communication :

a) This was discussed with LandArc . It is felt that Townsq has not being used as it should by some residents in order to receive notifications and information. Tiffany and Jill will come during the ABC nights to help residents set up and use Townsq .This will be two or three times this summer once the weather warms up and Gazebo is completed

New and old boats

a) LandArc will be sending a letter to all residents who currently own a boat to remind them to have their unit number (**NOT** the building number) on the the boat , preferably on the pontoon near the rear.

b) Management, in that letter, will be asking for a description of the boat type and color along with the owners address, phone number, and unit number. This is so the owner can be contacted if the boat breaks free from the dock.

c) New residents will be asked this information in their Blue Heron

Pointe new owner package if they should buy a boat or currently own one.

Landscape Quotes

a) Contract with MLP will end after this year. Quotes from three new vendors are being considered

b) Contract by Sunrise for the irrigation systems will be reviewed tomorrow through an email for approval

Lake Management

a) PLM will manage the lake and its water treatment, quality and muck reduction and was given a 3 year contract.

b) Reports on the water quality from PLM have been requested to be sent to the board.

c) To reduce the height of the seaweed an aluminum used maintenance boat is to be purchased so the lakes foliage can be cut back through out the summer. This is in hopes that it will make it easier to move our boats around the lake. LandArc will check our property insurance company to see if a rider can be added to cover the boat

d) The water level has increased by approx. 10 inches so far this winter but is still 7 inches below design level per the lake committee.

Additional Services from LandArc

a) A Property Maintenance Manager will be supplied twice a week to oversee the complex and address any small issues that arise. Emergent or large projects will still need to assigned through Townsq.

On going Capital projects

a) Gazebo, Driveways, Building Painting are set to begin this spring and summer

b) Beach drainage correction : a vendor needs to be selected

Barragan warranty

a) A letter from our attorney will be sent the Barragan Construction to insist they honor their agreement to replace the wrong sized walkway at 18172 Blue Heron Pointe Dr or face legal action

Meeting Adjourned at 9:30 pm

Next Meeting is on April 19, 2023 at 6:30pm