

Blue Heron Pointe Board Zoom Meeting 04/19/2023

Called to Order 6:31pm

Attending the Meeting : Joe Zimmer, Craig Lee, Carol Bernardo, Joseph D'Avanzo, Tiffany Semanisin CMCA from LandArc (Ed Buckle Excused)

Minutes from Board meeting 03/22/2023 where reviewed and approved

Financial Report

Reviewed by the board with Tiffany from LandArc. Questions were asked and answered and the report was approved

Old Business

a) Resident Directory, It was to go out in March . No one has received it yet. Tiffany will contact the publishers to find out what has caused the delay.

A) Storm Damage report

a) Presented by Joseph D'Avanzo and Craig Lee. 31 areas of Arborvitae around the condo complex were identified as having damage to these evergreens. Damage does vary .We will request a landscape company to come and assess them and make recommendations as to which can be saved, repaired or removed.The board will need a quote for the work

LandArc is to contact a landscaper

b)Also found on property :10 dead trees and least 2 broken branches,. These will be addressed as the budget allows. Plans are for T&T to do the removal . There has been a work order to Townsq to cut out the broken branches.

c) The uprooted tree on Beck rd has been removed by T&T

B) Pest Control in Dormers

a) Bats were removed from a dormer recently and so a company has been hired to evaluate the condo complex for possible areas of entry in the dormers and give a quote to correct any potential problems

b) Voles will be handled AntEco or Animal Xtractors . LandArc to decide. Pricing between the two is very similar

C) Maintenance Items

a) Moss/Algae inspection of the roofs shingles began last week

b) Erosion on hill between Buildings 136 \$ 137 . MacDemo will be asked to assess and make recommendations with quotes how to stop the erosion. Craig suggested the birch trees be thinned to allow light so the grass will grow. LandArc was asked to contact the Township to see if they will clean out our Blue Heron Pointe cisterns .

The Water committee was unsure when it was last done

c) Geese control. Craig had a conversation with the owner of Goose-busters and they claim that they have already been on site to take care of the nests. This has yet to be confirmed. Another company to consider using in the future is "Goose Works"(owner is Kirk)

d) MLP wants to go around with a board member to check on snow plow damage and repairs,. Craig will arrange this for June with Justin and Jose from MLP

e) Gutter Cleaning , 3 estimates were obtained and reviewed. We will ask U&S to do the job. They will clean gutters and do the disposal for entire complex

f) Beach Remediation, Mac Demo will do the job. They did the test beaches last year and it stopped the beach erosion . Cost is approx. \$1,550.00 per beach

g) Beach raking and weed control, MLP is contracted to do the job. This is to be confirmed and further decisions will be made according to their response. LandArc is preparing to find a Beach / rock vendor.

h) Mailbox Painting Warranty for chipping, the vendor was contacted but management did not receive a confirmation or decision from the vendor. Further action was tabled for now.

i) Repairs to rotting wood, boards, siding ,and painting, J&B painters will address these issues. J&B will check the East side which they painted last year. They also will do requested repairs on the Pointe and West side. The Bluffs are to be painted this year along with buildings 10 to 14

j) Fountain and water movers are installed

k) Dock repairs are to be done by Deck Detail

l) Walkway warranty to Carpenters residence, Barragan Cement Co.has not responded to the attorneys letter. Management was asked to get quotes to do their walkway repair.

m) BHP Insurance quotes are to be requested this summer.

D)Maintenance Updates of Current Projects

a) Painting to be Done by J&B this summer See Above item i

b) Concrete on the schedule to be done this summer on southern part of BHP, 40 driveways planned

c) Gazebo, tear down started and the plan is to be done this June

New Business

a) Alteration requests

i) 18202 BHDW : Windows and door replacement discussed and APPROVED

ii) 18318 BHDW 10 yard Dumpster requested, APPROVED so long as it has wheels

b) Newsletter : "BLUE HERON INSIDER" (BSI) first edition was reviewed and approved, It is being written and put out out by LandAtrc . The board asked that those in management writing the letter communicate with Kathie Price as

she also has been sending notices to our residents through Townsq. The board asked that the BHI letter include in **RED** the **Emergency** contact information.

c) Boat registration form is to be completed by all residents with boats so that management can reach out to the owner if there is a problem. It will ask for Name, Address and phone number, Unit Number and Boat type. There will be an E-mail blast sent to everyone. The new owner packets will have this form included from now on.

Next Meetings

- a) **Wednesday, May 24,2023**
- b) **Wednesday, June 21, 2023**
- c) **Wednesday ,July 19,2023**

Adjourn Meeting : 7:56 pm