

BLUE HERON BAY HOMEOWNERS ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
Wednesday, March 25, 2009

ATTENDEES: Philip Daddona, Stephen Lee, Ruth Cadwgan, Dick Clarke, David Rosenstein and Alfred Budnick were present. John Fennell was absent. Carolynne Casale, representing Bristol Management, was present.

CALL TO ORDER: The meeting was called to order at 4:00 p.m. by Phil Daddona.

PARNELL FOUNTAIN MAINTENANCE: Ruth Cadwgan invited Dave Parnell to address the board regarding some work that needed to be done to the fountain, including: replace high voltage lights, resurface pool, replace pump motor and valves. He advised that the valves were becoming increasingly difficult to open and close and the pump motor was beginning to make distressing noises. The high voltage lights presented a potential hazard to anyone who may be inside the pool while the lights were on and the possibility of being shocked or at worse electrocuted was the deciding factor for the board to have Mr. Parnell turn off the lights. New proposals will be obtained for low voltage lights. Mr. Parnell advised that the new pump, installed would cost \$350.00. It was agreed that Mr. Parnell should proceed with the pump replacement immediately.

MINUTES APPROVAL: A motion was made by Dick Clarke to approve the minutes from the January 26, 2009 meeting; the motion was seconded by Al Budnick and unanimously carried.

TREASURER'S REPORT: Stephen Lee accepted the February financials as amended by Bristol Management. All accounts are up to date.

COMMITTEE REPORTS:

Landscaping: The board discussed three homes (7730, 10250 BHC and 10271 BHC) that needed to remove dead hedge materials and replace with new plants, preferably ficus hedges. BMS will draft a letter to these units in this regard and pass it to the board for approval first. (7730 would be requested to replace the hedge around the dog run, however, there was never a hedge installed against the right side of the home, so replacement was not an issue.)

Social: No report.

Security: No report.

Newsletter: No report.

Welcoming: No resales to report.

OLD BUSINESS:

Painting project: The board agreed that the RCI Painting supervisor, Claudio, was doing an outstanding job. To date, more than 20 homes had been completed with only very minor issues, all of which were handled immediately by Claudio and his crew. BMS will issue a letter to this effect to Marcel Rosen to ensure that Claudio is recognized for his efforts.

NEW BUSINESS:

There was no new business before the board at this time.

ADJOURNMENT:

With no further business before the Board, a motion was made to adjourn. Meeting was adjourned at 5:20 p.m. The next scheduled meeting is to be held on April 27, 2009 at 2:00 pm in the Ibis Clubhouse.

Respectfully submitted by,

Carolynne Casale

Carolynne Casale, LCAM

Minutes Approved: April 27, 2009