

BLUE HERON BAY HOMEOWNERS ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
Monday, April 27, 2009

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

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

MINUTES APPROVAL: A motion was made by Ruth Cadwgan to approve the minutes, as amended from the March 25, 2009 meeting; the motion was seconded by Dick Clarke and carried unanimously.

TREASURER'S REPORT: Stephen Lee accepted the March financials as presented by Bristol Management.

COMMITTEE REPORTS:

Landscaping: Letters were sent out to three homes: 7730 BHW, 10250 BHC and 10271 BHC. BMS was instructed to send a fourth letter to 10251 BHC as well. Unit 7730 wanted to review the landscaping with BMS when they returned to Florida this week; 10250 BHC had Precision install the missing plants alongside their home; 10271 BHC submitted payment for the work needed.

Entrance area landscaping was addressed as well. BMS reported that the entrance area plants were checked at the end of March and that Precision had fertilized in early April and recommended that the board wait until the end of April to see what plants, if any, were showing any improvement. It was recommended that the HOA contract a Landscape Architect to review the entrance areas and cul-de-sacs, draw up plans and make recommendations for new plant materials. BMS will arrange a meeting with the architect as soon as possible. Ruth, John and David requested that they be included in this meeting as well.

Once the drawings were prepared, the board requested that the architect meet with them at the May meeting to review his recommendations.

Social: No report.

Security: No report.

Newsletter: No report.

Welcoming: No resales to report.

Maintenance: The board appointed Louis Poulos as Chairman of the Maintenance Committee. He reviewed the fountain lights, valve replacement and resurfacing of the fountain with the board. It was recommended that Lou contact the electrician, John Molina to ascertain what the cost differential would be to obtain a 1200W transformer and review the amount of watts that can be used with both a 600W and 1200W transformer. He agreed with Dave Parnell that the six valves needed to be replaced and would find out from Parnell if they could refinish the inside of the pool fountain, just above the tiles. The bottom could be done at a later date. Since the fountain had to be emptied to do the lights and valves, Lou would coordinate with the vendors and BMS to try to accomplish all projects in a specified period of time.

OLD BUSINESS:

Painting project: RCI is in the process of distributing two additional cans of paint (for garage and front doors), as their contract with BHB specified one can of each “type” of paint used, not each color. It was also recommended that BMS confirm the colors used on all doors for all 83 units, as some owners had different color garage doors than the front doors or trim colors. Ten percent of the final billing was being withheld pending the final receipt of pan cans to all units.

Lights-Garage Lights and Landscaping Lights: The board advised BMS that they were very disturbed about the lack of light maintenance. Several phone calls and work orders were issued, but still the lights were not addressed. Carolynne apologized for this lack of service and advised the board that Bristol would issue them a refund of the \$30 inspection fee from March, since the technician had obviously not been to Blue Heron during that period. Future light maintenance would be more stringently monitored by the Property Manager to ensure compliance with work orders by the BMS technician.

Dick Clarke was performing monthly garage light inspections during the last few months and advised that he would be going north in May. David Rosenstein volunteered to do the monthly inspections while Dick was away.

NEW BUSINESS:

Reserve Study Review: BMS will coordinate with Tony LasCasas to meet with members of the board (Steve Lee, Phil Daddona, Dick Clarke and John Fennell) to review the Reserve Study, when he returned from his trip abroad.

ADJOURNMENT:

With no further business before the Board, a motion was made to adjourn. Meeting was adjourned at 5:35 p.m. The next scheduled meeting is to be held on May 25, 2009 at 4:00 pm in the Ibis Clubhouse.

Respectfully submitted by,

Carolynne Casale

Carolynne Casale, LCAM

Minutes Approved: May 28, 2009