

BLUE HERON BAY HOMEOWNERS ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
Thursday, May 28, 2009

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

Lou Poulson (Maintenance Committee Chairman) was present.

CALL TO ORDER: The meeting was called to order at 2:00 p.m. by Phil Daddona.

MINUTES APPROVAL: A motion was made by Dick Clarke to approve the minutes from the April 27, 2009 meeting; the motion was seconded by John Fennell and carried unanimously.

TREASURER'S REPORT: Stephen Lee accepted the April financials as presented by Bristol Management. Based on year to date expenses under budget, there will be approximately \$6,500 additional funds available for entry and cul-de-sac landscaping.

Steve Lee also requested that BMS contact Rives regarding copies of the 2008 Review.

COMMITTEE REPORTS:

Landscaping:

Landscaping Violations: Units 7730 BHW and 10251 BHC have not responded to the request for additional landscaping along the fenced enclosure & exterior wall of their respective homes. A final letter will be sent from BMS stating that plant materials will be installed by the HOA at a cost of \$196.00 within 30-days of the date of the letter and these costs will be special assessed to each owner, if they fail to take the necessary action themselves.

John Fennell recommended that commencing with the Fall planting of flowers, five additional plants per home be included and these plants to be installed around each mailbox. The board agreed.

Entrance area landscaping: The board approved the proposal from Cotleur Hearing at a cost of \$1,200 to prepare a landscaping plan for the entrance and a model for the cul-de-sacs.

Precision Service Issues: Based on the maintenance and work order summaries provided by BMS, it is apparent that their service has deteriorated to some degree. A letter will be prepared by BMS for review by the board that will specify items of concern.

Social: No report.

Security: No report.

Newsletter: No report.

Welcoming: No resales to report.

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Maintenance: Louis Poulos (Chairman of the Maintenance Committee) presented a plan to have the lights replaced at the fountain, install a new 900W transformer, replace the valves on the pump system, acid wash the bottom of the fountain pool and paint the exterior wall, top and inside up to the tiles. His proposal is attached for reference. Since the fountain has to be emptied to do the painting, lights and valves it was suggested that this project be postponed until the Fall, as we are in the beginning of the rainy season. Further, Lou will be leaving for North Carolina shortly and not returning to Florida until early November.

OLD BUSINESS:

Lights-Garage Lights and Landscaping Lights: Most of the landscaping lights were now operational, due to sensor and timer adjustments, proper bulb replacement and light fixture replacement. Bristol will no longer be servicing the lights in Ibis. Precision will be maintaining the lighting for the future.

David Rosenstein emailed the monthly garage light report to Bristol. Light bulbs held for the HOA by Bristol will be provided to Precision for installation shortly.

NEW BUSINESS:

Reserve Study Review: The final reserve study draft was approved by the board. BMS will contact Tony Las Casas to prepare final copies for the board of directors.

ADJOURNMENT:

With no further business before the Board, a motion was made to adjourn. Meeting was adjourned at 3:15 p.m. The next scheduled meeting is to be held on October 26th at 4:00 pm in the Ibis Clubhouse.

Respectfully submitted by,

Carolynne Casale

Carolynne Casale, LCAM

Minutes Approved: 10/26/09