

**BLUE HERON BAY HOMEOWNERS ASSOCIATION, INC**  
**BOARD OF DIRECTORS – WORKSHOP MEETING**  
**Monday, October 26, 2009**

**ATTENDEES:** Phil Daddona, Stephen Lee, David Rosenstein, Al Budnick and John Fennel were present. Ruth Cadwgan and Dick Clarke were 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.

**MINUTES APPROVAL:** A motion was made by Al Budnick to approve the minutes from the May 28, 2009 meeting; the motion was seconded by David Rosenstein and carried unanimously.

A motion was made by Al Budnick to approve the minutes from the August 25, 2009 meeting; the motion was seconded by David Rosenstein and carried unanimously.

**TREASURER’S REPORT:** Stephen Lee accepted the September financials as presented by Bristol Management. He requested that some members of the board set up a workshop meeting to review the 2010 budget so it can be noticed to the residents and ratified by the November meeting.

**COMMITTEE REPORTS:**

**Landscaping:** (Ruth Cadwgan & John Fennell)

As agreed by the board at the May meeting, 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. David Rosenstein suggested that certain homes be exempt since there may not be sufficient space to plant annuals, as in the case of his unit. It was decided that John will review these areas with Rick to determine which mailboxes would not receive annuals.

**Entrance area landscaping:** Precision has been working on the entrance area and cul-de-sacs and should be completed by the end of this week. David Rosenstein requested that a representative from Cotleur & Hearing contact him to review the installations thus far, per their contract.

**Irrigation Repairs:** The board reviewed the irrigation invoices from Precision. A motion was made by Phil Daddona to charge the HOA for all irrigation repairs under \$75.00 per repair/incident; any single repair over \$75 will be charged to the respective unit owner. The motion was seconded by Steve Lee and carried 4 to 1 with Al Budnick opposed. This information will be published in the next newsletter.

**Social:** No report. Phil Daddona advised that he spoke to Sal Faso about this season’s golf outing and whether or not he would be able to coordinate this event. Unfortunately, Sal advised that he was unable to do so due to conflicting interests

**Security:** (Dick Clarke - Not present to report.)

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Newsletter: Phil Daddona will collect articles from board members and develop the next newsletter for distribution with the first quarter 2010 assessment mailing.

Welcoming: (John Fennell) No resales to report.

Maintenance: (Louis Poulos was not present to report).

**OLD BUSINESS:**

Lights-Garage Lights: David Rosenstein advised that someone else needed to do the garage light inspections for the next three months. Al Budnick volunteered to do the inspections for the next 90-days.

**NEW BUSINESS:**

Unit 7420 –Abandoned Home: Phil Daddona advised the board that he received communication from Association’s counsel that Unit 7420, though abandoned, was not yet in foreclosure. The attorney contacted Wachovia Bank and verified this. He also advised against the Association having the utilities turned back on. After further discussion, it was agreed that Precision would be given a work order to use a water truck to water all landscaping in the front, sides, back and inside the screen enclosure of this unit to try to maintain the existing landscaping. They were also to be given instructions to remove any dead bushes/shrubs during this period.

Annual Flowers & Mulch: The board agreed to plant the New Guinea Impatiens in “Deep Red” this year. After David and Cotleur & Hearing meet on site, it will be determined approximately how many annual flowers will be ordered for the common areas. It was also suggested that proposal be obtained from Precision to have all front flower beds raked, old mulch removed and topsoil be added to amend the soil. Bristol will contact Precision to get this proposal.

**ADJOURNMENT:**

With no further business before the Board, a motion was made to adjourn. The meeting was adjourned at 5:20 p.m. The next scheduled meeting is to be held on November 23rd at 4:00 pm in the Ibis Clubhouse.

Respectfully submitted by,

*Carolynne Casale*

Carolynne Casale, LCAM

Minutes Approved: Nov. 23, 2009