

LAKE HERON HOMEOWNERS ASSOCIATION, INC.
JUNE 12, 2023 / 6:30 P.M.
MINUTES

Call to order: 6:30 PM Clubhouse and combined Zoom.

Quorum Established: Max Saus, Ron Bowman (via Zoom), Tiffany Wells, Mark Cravens, Linn Torres.

Proof of Due Notice Posted: 48 Hrs.

Prev. Minutes: Ron motion to waive reading, 2nd Tiffany.

Committee Reports

Finance- Max Saus asked John Copeland to report. 2 motions presented.

Motion #1 Deposit \$250,000 in a CD with Fifth Third Bank for a duration of 36 months with an interest rate of 5.5% the first year and 3.5% the second and third year. Max called for a vote. Unanimous vote.

Motion #2 For the period of July through December of 2023 reduce the contribution to the Deferred Maintenance HOA Reserve by \$350 per month and increase the monthly budget for lawn care by \$350 per month. Max called for a vote. Unanimous vote.

Treasurer- Tiffany Wells. April 2023 Budget \$23,725.35, spent \$22,401.62, \$1,323.72 under budget. May 2023 numbers not available yet.

Grounds/Irrigation- Angela Hester. Nothing new.

Architectural Control- Rachael Powers, a seawall application is being reviewed.

Clubhouse- Angela with UPI. 2 reservations in May. No other reservations. Problem with Hammock residents at the pool after dark, with glass bottles of alcohol. Going to address with the Hammock President and the Hammock residents.

RV Parking- Max Saus. 1 open spot available for rent. No problems.

The Park Team- Linn Torres- no problems. Meeting with another brick vendor.

Parking Enforcement-Linn Torres. Parking at clubhouse lot a problem and at Aaron Court. Clubside Loop street parking supposedly stopped EMS vehicles the other day and they had to back up. Clubside Loop parking on the street at night is causing problems. Driving recklessly. UPI is sending out letters.

Social Committee- Tiffany Wells. June 24th is Barbeque night. Time 2 p.m. Reminder- no Banner published in July, August, or September. No paid advertising in the Banner.

Welcome Committee- Tiffany Wells. 3 homes for sale, some are pending. New owner meeting on Lake Heron. Upcoming meetings with Aaron Ct. and Grey Tern Ct.

Old Business:

Lake Heron sign painting and new lights. Almost done. Linn will paint foam sign. Aluminum signs- Mark is meeting with vendor for Heron stickers.
Approve Standard for Solar Panels. Max motioned, Tiffany second. Unanimous vote approval.
Landscape Enhancement between Clubside and Lake Floyd. Bushes and irrigation are in and look good.
Peacock removal progress. Should start this week.
Lake Heron property transfer for the Lake Floyd brick wall. Gulfcoast Construction Co. has a loan, so the lender is reviewing the deed for approval.

New Business:

Discuss Standard for Outdoor Security Lighting. Motion sensor lights to point down and future revision of standard to be discussed.
Vendor solicitation problem. Posted no solicitation at entranceways. Utility companies can solicit as they provide services in here (like cable, etc.). UPI requests you get any names, numbers, company names of other vendors that are soliciting and UPI will send a letter to the vendor that Lake Heron is a non-solicitation area.
Discuss quote from Elite Pavers for our park trail upgrades. Getting 2nd quote and marking higher bricks in yellow for caution.
Discuss weed control problem. Linn will gather which areas at which addresses have the overgrowth and supply to Ruth so they can discuss the treatment with either Brothers or Green Bandit.
Green Bandit contract price increase-discussed in motion #2 above.
Banner-discussion of color driving up the cost. The Finance Committee looking into it. Advertising by vendors-not allowed.

Adjournment: 7:25 p.m.

Next Meeting: September 11, 2023.

Neighborhood comments from the Floor after the meeting:

Resident-Broken window and rusted garage door at unit on Snowy Egret- UPI already addressed in the estoppel letter.

Resident-Pool leak? UPI confirmed there was no pool leak.

Resident- peacock removal. Please don't remove pen hens with chicks. Another resident requested not to remove any peacocks.

Resident- please don't have garage sale on Veteran's Day. Date TBD, perhaps November 18th now.

Resident- problem with lawn spray treatment too close to the unit and patio and flowering plants and potted plants are being killed. UPI-requests addresses for this problem to send to vendors for discussion.

Discussion to clarify parliamentary procedure that HOA boards must follow for the board to discuss matters on the agenda was presented before the official meeting to attendees by Mark Cravens, then to open for resident questions, concerns and input at the end, during the designated 15 minutes. Also, residents can submit items to discuss in future meetings to our UPI Property Manager, Angela Hester, at ahester@univprop.com.