

HERON LAKES CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
Tuesday, January 8, 2019
10:00 AM – Argus Management Office

Present:; Darrel Kaldor, Vice President and Reed Smalley, Treasurer; Richard Lewis, Secretary; Paul DeDoncker, Director

Representing Argus Management: Barbara O'Grady and Randy Davidson

With a quorum being present and the agenda posted on site the meeting was called to order by Darrel Kaldor, President.

Minutes December 14, 2018: Richard Lewis read the minutes, with no corrections ***A motion was made by Paul DeDoncker to accept the minutes as read. The motion was seconded by Reed Smalley***

The motion was put to a vote:

Yea (4): D. Kaldor, R. Lewis, R. Smalley & P. DeDoncker

Nay (0):

Motion Carried

Financial Report: Reed Smalley reported on the period ending December, 2018. The Asphalt project has been completed, with the final payment due. Advanced Asphalt will be requested to submit a proposal for sealcoating to be completed in 2020. The reserves need to be reviewed for the 2020 budget, which will be reviewed in April 2019. ***A motion was made by Paul DeDoncker to accept the financial report as presented. The motion was seconded by Reed Smalley***

The motion was put to a vote:

Yea (4): D. Kaldor, R. Lewis, R. Smalley & P. DeDoncker

Nay (0):

Motion Carried

Committee Reports:

a) **Grounds:** Randy Davidson, of Argus Management reported on A Branch Above the Rest, contract for the trimming of the trees and shrubs thought the property. The amount paid to A Branch Above is currently 7,000 to date. The Palms are being addressed and to be completed by February. A meeting will be scheduled by the Board along with Management to review the options for trimming going forward. The paving is completed, with the committee completing a walk around and found no major issues or concerns. The owners were requested to submit any deficiencies within their unit, if discovered, to enable Advanced Asphalt to correct. The water cannot stay in one area, for more than 1 day, it then needs to be addressed as a low lying area.

b) **Buildings:** 2019 the roofing schedule will continue, the schedules are posted on site.

c) **Irrigation:** Maintenance Unlimited has done a walk around with Richard Lewis, with areas of concern this will be addressed. The area of 3015 needs to have the irrigation shut down, when the excavating begins, so no damage is done to the irrigation below ground. The sump pump needs to be relocated to a different area, to allow the newly asphalted parking area to not have the discharge to this carport area.

d) **Social:** The social committee will continue when everyone returns, with parties to begin for everyone.

e) **East Village Association:** Darrel Kaldor stated there was nothing to report from the East Village Master Association.

Property Manager Report: Barbara O'Grady of Argus Management reported a sale for 3028 Sail Point was received. ***A motion was made by Paul DeDoncker to accept the application to purchase unit 3028 Sail Point. The motion was seconded by Richard Lewis.***

The motion was put to a vote:

Yea (4): D. Kaldor, R. Lewis, R. Smalley & P. DeDoncker

Nay (0):

Motion Carried

OLD BUSINESS

Paving: This work has been completed.

Issues at Rear of 3015 & 3017: Maintenance Unlimited will review this area for irrigation lines damaged during the clearing of the area in the rear.

ReRouting Sump Pump Discharge away from 3017 Parking Space: This will be completed when the land is cleared, with Terry's Plumbing doing the work; who installed the sump pump.

Handyman / Pressure Washing: Randy Davidson presented a proposal from Reliance Maintenance to complete the pressure washing on the sidewalks, knee walls, pavers at entrance and entrance signage at a cost of \$1,262.00. *A motion was made by Paul DeDoncker to accept the pressure washing to be completed by Reliance Maintenance at a cost of \$1,262. The motion was seconded by Richard Lewis.*

The motion was put to a vote:

Yea (4): D. Kaldor, R. Lewis, R. Smalley & P. DeDoncker

Nay (0):

Motion Carried

Handyman: *A motion was made by Paul DeDoncker to accept the Reliance Maintenance as a part-time handyman for a 90 day trial, to do miscellaneous work throughout. The motion was seconded by Richard Lewis.*

The motion was put to a vote:

Yea (4): D. Kaldor, R. Lewis, R. Smalley & P. DeDoncker

Nay (0):

Motion Carried

NEW BUSINESS

Roof Leaks: 3002 - 3004 will have a new roof scheduling to be completed 2019. Roof Leaks that occurred with the last rain in December have been addressed by Master Craft. The dryer vents will be inspected by Master Craft on the roof of the homes they have installed roofing, to be sure the vents have the cover in place.

There being no further business to discuss, the meeting was adjourned at 11:35 AM

Next Board Meeting Tuesday, February 12, 2019 at 10:00 AM to be held in the East Village Clubhouse.

Respectfully submitted,

Barbara O'Grady, CAM
Argus Management of Venice
Recording Secretary for
Haron Lakes Condominium Association, Inc.