

HERON LAKES CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
Tuesday, February 12, 2019
10:00 AM – East Village Clubhouse

Present: Paul DeDoncker, President; Richard Lewis, Vice President; Reed Smalley, Treasurer.

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 Paul DeDoncker, President.

Minutes January 8, 2019: *A motion was made by Richard Lewis to accept the minutes as presented, with posting to the website. The motion was seconded by Reed Smalley*

The motion was put to a vote:

Yea (3): P. DeDoncker; R. Lewis & R. Smalley

Nay (0):

Motion Carried

Appointment to the Board: *A motion was made by Richard Lewis to accept Darrell Hendrickson as Director and Sandra Schoenli as Secretary to the Board of Directors. The motion was seconded by Reed Smalley*

The motion was put to a vote:

Yea (3): P. DeDoncker; R. Lewis & R. Smalley

Nay (0):

Motion Carried

Financial Report: Reed Smalley reported on the period ending January 2019. The reserves need to be reviewed for the 2020 budget, which will be reviewed in April 2019. *A motion was made by Richard Lewis to accept the financial report as presented.*

The motion was seconded by Reed Smalley

The motion was put to a vote:

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

Nay (0):

Motion Carried

Committee Reports:

a) Grounds: Richard Lewis developed a map of Heron Lakes. Jorge Lawn Service will be trimming all shrubs 12' and under along with inside the knee walls and weeds at an additional cost of \$700 monthly. A Branch Above the Rest will trim all palms and anything over 12'.

b) Buildings: Reliance Maintenance continues to clean gutters on the carports, and minor maintenance, checking light bulbs, cleaning lamp posts throughout the property. This will be a 90 day trial basis with 4 hours a week having a maintenance man on site. Two roof proposals were submitted for review to 3004-3006 & 3008. Mastercraft proposal was \$23,745.45 and Colonial Roofing was \$34,052.00. Mastercraft includes any plywood replacement in the cost, Colonial does not.

A motion was made by Darrell Hendrickson to accept Mastercraft to reroof 3004-3006 & 3008 at a cost of \$23,745.45. The motion was seconded by Reed Smalley

The motion was put to a vote:

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

Nay (0):

Motion Carried

c) Irrigation: Maintenance Unlimited has reported the irrigation pump is not working, with a cost of approximately 3,400 for replacement. The Master Association will split the cost, due to they share the system with Heron Lakes.

d) Social: The social committee reported two social events were held and were well attended. .

e) East Village Association: Richard Lewis reported the lock to the clubhouse has been changed and paperwork needs to be submitted to the East Village Representative, to get new pass to the clubhouse.

Property Manager: Randy Davidson reported an inspection of the rear of units 3011 3024 & 3026 with Terry's Plumbing to give proposal for recommendations on the drainage. The gutters and downspouts are the owner's responsibility. Management will reach out to the owners that need to have the gutters cleaned. The unit owners need to know what their responsibilities are, with possible newsletter or notice.

OLD BUSINESS

Rear of 3015 & 3017: Maintenance Unlimited inspected the irrigation system after the grading was completed. The lines had some damage, and it was repaired. The sump pump has been relocated, so not to drain on the new asphalt. The irrigation pump is not in need of replacement, with a cost of 3400.00

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. *A motion was made by Darrell Hendrickson to accept the replacement of the irrigation pump, at a cost of 3400, which will be split with the East Village Master Association. The expense will come out of the operating expenses. The motion was seconded by Reed Smalley*
The motion was put to a vote:

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

Nay (0):

Motion Carried

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): P. DeDoncker; R. Lewis, R. Smalley & D. Hendrickson

Nay (0):

Motion Carried

NEW BUSINESS

Rules & Regulations: The Bylaws and Rules & Regulations are in need of review. The Board will table this, with distribution to the owners when developed.

Asphalt Sealing: Advanced Asphalt has submitted a proposal of \$7,500; which is necessary one year after asphalt has been installed. The Board is looking to have this completed in January 2020. The owners are asked if any issues are around their units, with the asphalt pooling for more than 24 hours, to contact the Board or Management so this may be addressed.

Owners Comments:

1. Leaves to be blown or sucked up in December and January
2. Mulching needs to be addressed
3. Emails to owners to notify meetings
4. The website information needs to be sent to the owners

There being no further business to discuss, the meeting was adjourned at 11:00 AM

Next Board Meeting Tuesday, March 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.