

Heron Isles Owners Association
Board of Directors Meeting Minutes
September 10, 2020
Zoom Conference Call

- I. Call to order
 - a. Stephanie Lisle called the regular meeting of the Heron Isles Owners Association BOD meeting at 6:04PM-Zoom meeting
- II. Roll Call
 - a. Stephanie Lisle, President
 - b. David Hoffman, Vice President
 - c. Nicole Reams, Treasurer, Officer
 - d. Tammy Stewart, Committee Director, Officer
- III. Approval of July and August meeting minutes
 - a. With revisions complete by Heather Bachmann, Secretary, the July and August meeting minutes were approved by a motion made by David Hoffman, with a second motion to approve by Tammy
- IV. Old Business
 - a. Neighbors Helping Neighbors
 - i. Still need release of liability drawn up by attorney Mr. Martin. **ACTION ITEM- Stephanie**. Still waiting for it to be announced via newsletter and social media and to request volunteers. **ACTION ITEM-Heather**
 - b. Free Little Library
 - i. Tiki Koskovich has been asked to draw up plans for the library to be placed at the park. She has ideas and would like to discuss with the Board. Once plans are final, she needs to submit to ARB for approval. Then the HOA Board can sign the requested waiver from the CDD attorney
 - c. Inventory of Storage Unit
 - i. Due to inclement weather, this was not complete on August 23, 2020. Will need to be rescheduled **ACTION ITEM-Stephanie**
- V. New Business
 - a. Cheryl Graham is no longer with Leland Management. All outstanding items will be sent to Dee Belet. Notification to be sent to homeowners tonight. **ACTION ITEM-Stephanie**. Awaiting word from Mr. Martin and Dee on how we will proceed with upcoming Membership Meeting as Proxy's, ballots, and Notification have not been drawn up.
 - b. FY 2021 Budget. Discuss changes to line items
 - i. Postage/Copies/Supplies to be increased
 - ii. Management Fees to be decreased based on Associa fees
 - iii. Community Decorations/Events to be increased
 - iv. General Repairs/Maintenance to be increased
 - v. Will need to add new line item Electronic Data Storage Fee based on Associa fee schedule

1. Changes to be made and sent to Board for review and will be approved at next BOD meeting
 - c. Heronislesoa.org website
 - i. Associa has the option to create a website for Heron Isles. Cost is \$250 with a \$50 a month maintenance fee. Currently pay \$75 a month with BizBolster but have the ability to make changes to the website within hours if needed. Nicole would like to know if Associa can take over our domain and manage it, or if they would need to make a new one. **ACTION ITEM-Stephanie**
 - d. ARB changes
 - i. ARB requests will have to also have final approval from a Board member. Surveys and boundaries must be pulled from the county website and be from the Plat book. All American Surveyors of Florida does not provide enough information to have decisions made.
- VI. Status Reports
 - a. President
 - i. Food Trucks
 1. A home owner has expressed concerns over the noise that the generators make. Stated she can't enjoy her back yard, wanted to know if food trucks can come any time. Members of the Board feel like the food trucks are great for the community and remind homeowners that the HOA doesn't have a right to approve or deny as that area is CDD managed and to express any concerns they may have to the CDD.
 2. ITL- McCabe Ronsman sent a request from a homeowner asking for the \$76.66 ITL fee be waived from her account citing the high costs. The Board agreed to waive the fee with the understanding that they won't let another assessment lapse.
 3. ITF- McCabe Ronsman sent a request asking for approval on an Intent to Foreclose on a home who has a balance of \$2,123.81. The Board agrees that based on previous lump payment of \$976.59 and the fact the Owner has made yearly \$100 payments, the homeowner may not understand they have outstanding legal fees. The Board would like to offer the home owner payment arrangements and waive any softs costs.
 - b. Vice President
 - i. Sidewalks on Commodore and the sink hole at Bass Ln. On September 4, Ernesto stated engineers had completed their surveys of 5 locations and Bass Ln was the most critical and will be made priority.
 - ii. Cameras should be installed on the light post near the park. Due to the continued vandalism at the park the Board feels more cameras would be helpful. The CDD has been asked about more cameras according to

Leland but has declined due to costs. Since the HOA pays for the access to cameras, cant the HOA install the cameras? **ACTION ITEM- Stephanie**

- c. Secretary
 - i. Not in attendance
 - d. Treasurer Officer
 - i. No concerns to address
 - e. Community Director Officer
 - i. Requests to have Fall Festival. Board agrees there should be something for the community now that restrictions are being lifted slowly and kids are back in school. Will be held at the community park on October 24 from 2-5PM. Will include candy, popcorn, cotton candy and possible petting zoo.
ACTION ITEM- Tammy
- VII. Audience comments
- a. Debra Tardiff will be charging the neighborhood yard sale. To be held sometime at the end of October or November. She will need to pay for the newspaper advertisement along with any sign that needs updating. She will contact Stephanie for payment **ACTION ITEM- Stephanie**
 - b. The Board recognizes and thanks William Appleton for donating his time and equipment to remove some of the graffiti from the playground equipment. Thank you Nassau Pressure Wash LLC!