

**Heron Isles Owners Association Inc.**  
Community Management Concepts of Jacksonville  
7400 Baymeadows Way, Suite 317  
Jacksonville, FL 32256

**REGULAR MEETING OF THE BOARD OF DIRECTORS**

**Date:** Thursday, January 7, 2021  
Junior's Seafood  
464073 SR 200  
Yulee, Florida 32097

**Time:** 6:00 p.m.

**MEETING MINUTES**

- Call to Order – The Meeting was called to order by President Stephanie Lisle at 6:01 pm.
- Establish a Quorum of the Board of Directors – A quorum of the board was established. Board Members present was Stephanie Lisle and David Hoffman. Associa present: Luanne Smith, Community Association Manager.
- Approval of Previous Meeting Minutes – Stephine made a motion to approve previous meeting minutes, seconded by Dave, all in favor, motion passes.
- Park Reservation form from CDD with COVID waiver for website – Prior to the meeting, Luanne Smith emailed all board members a redline of the Park Reservation form provided by the CDD. The CDD's attorney is not yet finished with its language revisions. Associa is working with the CDD's management company to obtain a final document.
- Driveway Expansion Resolution – A new Driveway Expansion Resolution was signed by the Board President. This resolution will be provided to the ARB department for future guideline and approvals. A Motion to approve by Stephanie, seconded by David, all in favor, motion passes.
- Fence Rules and Regulations – New fence rules were signed by the Board President. The new guidelines were approved by Josh Martin, Attorney at Law, and will be provided to the ARB Board and ARB department for future guidelines. Motion to approved by David, seconded by Stephanie, all in favor, motion passes.
- Commercial Vehicles Resolution – A review of the Commercial Vehicle Policy language was reviewed, and it was determined it shall remain the same. A motion was made by David, seconded by Stephanie, all in favor, motion passes.
- Updated list of Committee Members – An updated list of Committee Members was provided. A motion to approve members as stated below by Stephanie, seconded by David, all in favor, motion passes.

*CEC Committee*

Jennifer O'Dell (Chair)

Lori Osborne (member)

Tammy Stewart (member)

ARB Committee

Jerry Pittman (Chair)

Troy Stewart (member)

Jeffrey Godfrey (member)

- Delinquency Review (In collections, Intent to Foreclose, Actively Foreclosing). The details of the Delinquent accounts were reviewed using the Delinquency and Prepaid Report dated 12/31/2020, provided by Associa. Stephanie addressed the board to say, at this time all accounts over \$1000 should be turned over to the attorney. All accounts over \$1000 were reviewed and are in some status of collection with McCabe and Ronsman.
- Adjournment – Motion to adjourn at 6:54 by Stephanie and seconded by Dave, all in favor, motion passes.