

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

REGULAR MEETING OF THE BOARD OF DIRECTORS

Date: Thursday, September 22, 2022

Location: 893 N US Highway 17, Yulee, FL 32097

Time: 6:00 p.m. - 8:00 p.m.

MEETING MINUTES

- Call to Order – The Meeting was called to order at 6:00 pm.
- Establish a Quorum of the Board of Directors – A quorum was established with Wendy Emanuelson, Mike Kershaw, and Tammy Stewart in attendance. Present for Associa was Luanne Smith, LCAM.
- Approval of Previous Meeting – A motion was made to approve the previous meeting minutes by Tammy Stewart and seconded by Mike Kershaw, all in favor, motion passes.
- Managers’ Report – Luanne Smith reported that as of August 31st, the checking account balance is \$304,392, Check Disbursements were \$3,931 and current delinquency is \$21,731. The Managers report was approved by Mike, seconded by Wendy, all in favor, motion passes.
- Treasurer Report – There was no treasurers report for this period.
- Old Business – Credit Card, Tammy was waiting to apply for the new credit card once a new board is determined. Trash Can at Mailbox was denied by the CDD. Can excess funds be put in a money market or cd – the answer is yes. I had reached out to Kent and Scott Haines for an invoice for completion of the pergola, but I have not received it yet. I will contract them again.
- New Business – Bulletin Board, the board is deciding if a new bulletin board is needed and will let Associa know so we can order it and plan the installation. Tammy has planned a Fall Festival for the families of Heron Isles on October 15th. Tammy had some questions regarding Associa’s Schedule A, she is preparing a list of questions that can be answered. I’ll expect them in the next couple of days.

- Audience comments:
 - Bus on Stoney Glen. We explained to the homeowner the bus meets the requirements of the parking at Heron Isles. It is a 4 ½ ton.
 - Mortgage Liens – a homeowner works for a mortgage company and believes that if we mow the grass of foreclosures, we can lien the property for return of the Associations funds. We explained our process and how we must operate within the confines of the Covenants and Restrictions.

Homeowners will have the opportunity to discuss **only** items on the agenda. If you have an item to discuss that is not on the agenda, please send an email to the directors prior to the date of the meeting.

- Adjournment Wendy called adjournment at 7:00 pm, it was seconded by Tammy, all in favor, motion passes.