

Heron Cay Homeowners Association, Inc.

Open Informational Meeting for Heron Cay Residents Minutes

April 13, 2022

Call to Order: Kevin Curran called the meeting to order at 7:00 P.M.

Roll Call: Kevin Curran, Deborah Findlow, Elsie Quintero, Bonnie McNair, Pat O'Hara, Donnia Trent, and Tammy Cloud (Heron Cay Manager).

President's Report:

- President Kevin Curran introduced new board member Pat O'Hara.
- He also highlighted a few of the large projects that have been completed or in the process of being completed. The highlights included:
 - Update on lighting repairs and FPL light replacements (58 new lights)
 - Update on fencing (Gopher Turtle nests are creating an issue)
- President Kevin Curran thanked everyone for coming and requested that each resident approach the microphone with their questions/comments and keep their time down to three minutes. This would allow more residents the opportunity to speak.

Open Resident Discussions:

- Resident Diana Kennedy, 170 Bimini Cay
 - The newly installed stop signs are helping some. Although, she expressed that we need more stop signs. She does not want to see speed bumps installed.
- Resident Keith Burger, 164 Freeport Cay
 - His comments were regarding stop signs. Why two stop signs, why not three way stops (for a three way stop)? Some discussion took place.
 - Mr. Burger inquired why gates are opened during the daytime hours. Tammy Cloud addressed this question.
- Resident Lou Cordova, 363 Bimini Cay
 - Mr. Cordova noted that Heron Cay is short a maintenance person. He inquired why not use the funds being saved (from being short a maintenance person) and hire a company to finish the repairs to the Gazebo.
 - Tammy Cloud addressed this comment. She indicated that hiring an outside vendor was not in the budget. She also noted that Frank (maintenance) would accept volunteers to assist with the Gazebo repairs.
- Resident Dan O'Neil, 405 Morristown Cay
 - Mr. O'Neil expressed his concerns regarding the black spots at the edge of the pool. This is a new occurrence.
 - Ms. Cloud noted that they are using the same pool company, and she is not sure why there are black spots in the pool. She stated that she would check into this. She also stated that it is time for the bottom of the pool to be resurfaced.

- Resident Jennifer Metesh, 281 Morristown Cay
 - Ms. MeTesh commented that she thought the landscaping at the front entrance looks trashy.
 - Management and the Board recognized her comment and thanked her.
- Resident Jack Meadows, 528 Treasure Court
 - Mr. Meadows inquired what is going on with the Waste Management Company. After pickup, there is always a lot of debris (specifically, glass).
 - Tammy Cloud indicated that she is in contact regularly with the Waste Management Company regarding this. She and her assistance has actually followed the pickup trucks and flagged them down to point out the debris. Ms. Cloud is making sure the street cleaners visit our community regularly (to ensure this debris is being cleaned up) and is emailing the county commissioners to bring attention to this issue.
- Resident Lou Cordova, 363 Bimini Cay
 - Mr. Cordova inquired of the pickup day for trash had changed. He noted, as of 7:00 P.M. tonight, his trash was still not picked up.
 - Pat O'Hara shared an email she received, from the Waste Management Company, that addressed his question.
- Resident Penny Zee, 258 Bimini Cay
 - Resident had concerns where the glass (debris from the Waste Management pickup visits) was being blown. She has found glass on her screened porch/room.
 - Tammy Cloud indicated that this should be addressed when the 'debris issue' is corrected.
- Resident Gail Marr, 23 Calpyso Cay
 - Resident inquired about the non-smoking signs at the pool. Are such signs necessary? Do we have them?
 - Tammy Cloud indicated that there is no smoking at the pool. She is in the process of ordering new signage for the pool area.
- Resident Diana Kennedy, 170 Bimini Cay
 - Ms. Kennedy noted that she believes that residents from other communities are coming to Heron Cay and using our pool (especially since the pool gate is open all day).
 - Tammy Cloud indicated that she will check to see if we could implement the use of our FOB at the pool gate (for entry). She will get back to the HOA on this topic.
- Resident Willie Zerfoss, 147 Freeport Court
 - Mr. Zerfoss commented that at one time, visitors/quests were required to wear green bracelets. Is this still being done?
 - Tammy Cloud indicated that this could be reinstated. She just needs to know if the majority of residents would like to reinstate this procedure.
- Resident Michael Terragna, 12 Calpyso Cay
 - Resident inquired about what exactly is the landscapers' responsibility? What are the boundaries for landscaping around homes and landscaping islands in yards?
 - Tammy Cloud indicated the general landscaping around their homes is the homeowner's responsibility (generally, it is restricted no more than 10 ft from a

home). She also referred the homeowners to their prospectus (which may outline this more thoroughly).

- Resident Don Kuhn, 436 Bimini Cay
 - Resident inquired regarding the blind spot that 466 Bimini Cay creates when individuals are coming around the corner.
 - His complaint was noted, more research is needed at this time to pursue this item.
- Resident Michael Terragna, 12 Calpyso Cay
 - Resident inquired why the Board of Directors' (business) Meetings were not held in the evening (ex. 7:00 P.M.) vs. on the first Tuesday of every month at 10:00 A.M.
 - Resident noted that the attendance may be greater if meetings were in the evenings. He noted that many residents work during the day.
 - Some discussion took place regarding who could attend the Board of Directors Meetings.
 - Kevin Curran (Board President) noted that there are probably just as many residents that would want the meeting in the morning hours, and the attendance at the Tuesday morning meetings have been GOOD. He noted that he would discuss this with the Board and it would be put to a vote.
- Kevin Curran and Elsie Quintero explained the different types of meetings. Such meetings include: Board of Directors Business Meetings, Board of Directors Executive Meetings, Board of Directors and Heron Cay Meetings, Board of Directors Workshop, Annual Membership Meeting, and Open Informational Meeting (Optional).
- Resident Lou Cordova, 363 Bimini Cay
 - Mr. Cordova noted (for residents information) that resident could notify the Board of Directors' secretary to be placed on the agenda for the Board of Directors' (business) Meeting on the first Tuesday of every month.
- At this point in the meeting, Tammy Cloud left the meeting at 8:12 P.M.
- Resident Keith Burger, 164 Bimini Cay
 - Mr. Burger wanted to revisit the smoking at the pool area. He likes to smoke his cigars and brings his own ashtray. He doesn't understand how other pool residents could find this offensive. It was noted that smoking is only allowed at the Tiki Hut. The Board restated that there is NO SMOKING at the pool area.
- Resident Gwen Ripp, 99 Darby
 - Encouraged all homeowners to join the HOA (just \$15 per year) so they may have an open voice at meetings.
 - She also encouraged residents to join FMO.

Other Items for Discussion:

- Sandy Ray, Fun-N-Games (FNG), noted that they do operate under the HOA umbrella. The cost to be a FNG is \$7.00 per year. This membership entitles members to a discount to FNG's events. It also allows FNG to finance FNG events.
- Ms. Ray also noted all the upcoming events. For a list such events (and any HOA events) refer to the HOA web page and newsletter at heroncayhoa.org
- Vice President Deborah Findlow highlighted two events (sponsored by HOA) coming up in the upcoming weeks. Those events are Musical Bingo on 4/27/22 at 7:00 P.M. at the clubhouse auditorium and Cinco DeMayo Party on 5/3/22 at the clubhouse pool at 5:00 p.m.

Items Referred for Board Action

- Board of Directors' Meeting Time (morning or evening?)
- Volunteers for Gazebo repairs
- Glass debris left from Waste Management Company
- Can the blind spot at the 466 Bimini Cay curve be avoided when new home is installed
- No smoking at pool

Adjournment:

The meeting was adjourned at 8:43 P.M.

Respectfully Submitted,

Donnia Trent

Secretary