

Heron Coach House Condominium Association, Inc.

NOTICE IS HEREBY GIVEN that the Board of Directors will be meeting on April 1, 2019 at 2:00 PM. The meeting will be held at the Heron Coach Pool House.

All owners are welcome and encouraged to attend

I hereby certify that this notice has been posted on or before: March 30, 2019 in accordance with the Association's Documents and Florida State Statute.

Dawn DeBonis
Dawn DeBonis, CAM

Meeting Agenda

1. Call to Order.
2. Establish Quorum.
3. Proof of Notice
4. Disposal of minutes from the 2/5/19 Board Meeting and 3/12/19 Organizational minutes.
5. President's Comments and recognition of owners wishing to speak.
6. Treasurer's Report
7. Committee Reports if any
8. Old Business:
9. New Business:
 - A. Parking spaces
10. Owner Comments
11. Adjourn

**C/O Starfish Association Management, LLC
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**HERON COACH HOUSES CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS' BUDGET MEETING MINUTES**

February 5, 2019

A meeting of The Board of Directors of Heron Coach Houses Condominium Associations, Inc. was called to order by President John Figueiredo at 3:00 PM on February 5, 2019 at the pool house.

A quorum was established with Board members John Figueiredo, Jim Gordon, Nydia Marquez, Cathy Horn, Ken Zilka and Kathleen Garrity present. Rose Mary Foreman was absent.

Proof of Notice was stated without objection.

Approval of minutes: Mr. Gordon motioned to approve the minutes of 12/5/18 as presented, second by Ms. Garrity with all in favor.

President's Comments: Mr. Figueiredo said he is getting roof cleaning proposals.

Treasurers Report: Mr. Gordon stated that as of the December financial statement there are total assets of \$304,252.08 and current budget has a surplus of \$25,449.08 All reserves are fully funded. The surplus is due to excess money budgeted for the FPOA for the hurricane assessment, lower than expected insurance premium and unspent money in building expenses. Expenses will most likely increase in the future due to the roof warranty expiring. Full Report Attached.

FPOA: Mr. Figueiredo stated the FPOA is talking about limiting access at the back gate. The homeowners will have lease restrictions imposed.

Social: There will be a party next week, Linda Reichert will need volunteers.

Buildings: Mr. Figueiredo said the lattice has been repaired and there are still some roof caps off.

Landscape: There has been new landscape put in. The irrigation is not working right now, the Master Association is in the process of putting a new irrigation well in.

Old Business:

New Business:

Website: Ms. Horn stated the website is up and running, www.hercoachhouses.com. She will be putting the Documents and Rules and Regulations on along with meeting and party dates.

Owner Comments:

With no further business before the Board Mr. Zilka motioned to adjourn, second by Ms. Garrity with all in favor, the meeting adjourned at 3:41 PM.

Respectfully submitted by Dawn DeBonis, CAM

Heron Coach House Condominium Association, Inc.

Organizational Meeting

March 12, 2019

John Figueiredo called the meeting to order at 10:41 A.M. with a quorum.

Board members present were John Figueiredo, Rose Mary Foreman, Cathy Horn, Jim Gordon and Kathleen Garrity. Ken Zilka and Nydia Marquez was absent. Dawn DeBonis, CAM represented Management.

Jim Gordon motioned to keep all officer the same as last year, second by Cathy Horn with all in favor.

Committees:

FPOA- John Figueiredo

Building Maintenance- John Figueiredo

Landscape- Rose Mary Foreman.

Social- Linda Reichert

Owners Comments:

With no further business before the Board, the meeting adjourned at 10:46 A.M.

Respectfully submitted,
Dawn DeBonis, CAM

John Figueiredo	President	Term expires 2021
Kathleen Garrity	Vice President	2020
Jim Gordon	Treasurer	2021
Cathy Horn	Secretary	2021
Rose Mary Foreman	Director	2021
Ken Zilka	Director	2020
Nydia Marquez	Director	2020

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