

Chairman's Notes

October 6, 2023

Well, fall is definitely here and we can expect some nicer weather this weekend. The lawn crews are still behind due to lots of rain this past week causing delays and soft turf but are working to get caught up. Within the next few weeks, we expect grass growth to slow, and the crews will be able to catch up and get everything looking really good.

Our new Blue Heron Manager, Musa Alici, is now here at Blue Heron. Please go by and help welcome him to our community, and sample the new foods that he is creating. I think you will be pleased! He has some great plans for a new menu in early November. I also want to remind you that Blue Heron is now open for Breakfast and Lunch on Mondays.

As an update on our golf course project, we have chosen the contractor South Florida Golf Renovations LLC, who will be managing all the general contracting work to rebuild our greens, bunkers, and tee boxes. The contract is now under review. Once the contract is evaluated and corrected, I will be signing it and our contractors will be lined up for our renovation project. We plan to start this project on April 15, 2024, the course will close on that date and construction will begin. The plan is for the golf course to reopen in November of 2024. One of the main factors in the construction schedule will be the weather. As I have told everyone many times, we will be working within our budget to complete this project and there will be no special assessments for this project.

It is budget time and our CSA manager is working with the staff to develop a first draft for review. At this point, we have no idea exactly where the budget will fall or how much quarterly assessments may be. I am encouraging our manager to find ways to keep the 2024 assessments as low as possible. The Board will vote to approve this budget in February. I am already hearing rumors of how much the new assessments are going to be but please know it is way too early in the process.

October is a very busy month, many of our committees are beginning to meet.

The Board of Directors will have its first planning meeting on October 11th followed by the first regularly scheduled Board meeting on the 18th of October at 3:00 PM. The district meetings have also begun again. The next district meeting will be held on Thursday, October 12th, at 6:00 PM. We are holding this meeting in the evening at the request of those people who work during the day. If the attendance at this evening's meeting remains low, we will be moving this meeting back to 3:00 PM. So, if you would like the evening meetings to continue, please attend the meeting.

On Wednesday I had a chance to go by and look at the maintenance yard, particularly the trash area, and again I am disappointed with the condition of this area. We have bulky items of furniture, mattresses, carpet, and other items that have been thrown on the ground behind the dumpsters. This is not acceptable, any item that you take to the trash area must be put into one of the supplied dumpsters. If the items you have to dump are too large to fit in our dumpsters you will need to take these items to a Brevard County landfill.

Again, I have had several complaints about speeding in the park. I have discussed this with our CSA manager and Courtesy Patrol supervisor. We are looking at increasing the patrols and writing more citations. Please slow down and obey our traffic rules.

Please remember your safety is important to us. We have had several reports of rattlesnakes in the grass and along the wood lines. When walking your pets please be careful where you walk.

One last item I would like to discuss with you is the use of our pickleball courts and our other amenities. Our amenities are here for use by owners and their invited visitors or guests. Our Declarations of Covenants 6.2 (a) Allow the association to limit the number and type of guests, invitees, or licensees of the owner who may use the common properties. The Board of Directors has **decided not** to change the rules and limit the number of guests or invitees of any owner to use our common properties. Therefore, based on this rule, I do not see that there are any rule violations. As long as our owners are accompanying their invited guests, and this play does not cause capacity issues with our owners, there is not an issue in my opinion.