

**Blue Heron Condominium
Board of Directors Meeting
March 12, 2026**

1. **Call to order** – The meeting was called to order at 11:06 a.m. at the office of BP Davis Property Management. Board members present – Robin Busquets, Jorge Cerchiara, Sue Schlickelman, and Jane Vester.
2. **Approval of prior meeting minutes -12/1/25 & 1/12/26 Organizational meeting** - Motion by Sue Schlickelman, seconded by Jane Vester to approve the minutes of the 12/1/25 meeting and 1/12/26 Organizational meeting as written. Motion passed unanimously.
3. **Old Business**
 - a. **Massey quote Bldg. C termite bond** – Massey submitted a proposal to take over the termite bond in Bldg. C. They will require an initial tenting to take over the bond; cost is \$7,687, and then \$475 annually. We inquired into having Terminix tent the building before having Massey take on the bond, however, Massey is not going to assume that liability. It was suggested that we plan for the tenting in the May timeframe, with a town hall meeting in April to go over the item's residents will need to clear out of their units for the tenting. Motion by Jane Vester, seconded by Jorge Cerchiara to move forward with contracting with Massey for the Bldg. C termite bond. We already have a board meeting scheduled for April 13th. Sandy Bean will contact Massey to see if that day will work for them.
 - b. **Hallway exhaust fan quotes** – Pend to the April meeting. We have one bid in hand. Jane is working with another electrician on a second bid.
4. **New Business**
 - a. **2nd floor balconies** – Keystone Engineering has been contacted for a proposal for a comprehensive building inspection to include the balconies, stairs, and railings. It has gone back and forth as to who is responsible for the balconies. When the association replaced the roof, it included an overhang over the balconies; the association is responsible for those supports. The Declaration says the floor and interior walls of the porch abutting an apartment shall be maintained by the owner at his expense. The railings are not listed as an owner responsibility in the declaration; therefore, they would fall on the association.
- c. **Owners Questions/Comments**
 - Robin Busquets and Chris, with BP Davis, met with Victor from Cox Landscaping; they walked the grounds and went over expectations. Robin would like to give him a little more time to see if there is an improvement. The goal is to establish a long-term relationship with someone that cares about the property. It was suggested that we give him until the end of April and make a decision at that time to either continue with him or make a change. Robin will call him Victor. BP Davis will solicit bids to have in place should we make a change.

- It is recommended not to trim the landscaping damaged from the freeze any sooner than the end of the month. The trees by the sidewalk in front of Bldg. C are termite-damaged and should be removed.
 - Drainage in the courtyard is a huge issue during rainy season. Options will be explored. The goal would be to have no standing water.
 - Jane Vester suggested we install solar lighting around the building.
 - Comment that the flood lights are bright. It was suggested that amber sheaths be put around them to tone them down.
 - A hornet's nest was reported by Bldg. C; it is not active. Massey can remove it.
 - There are decorations back up in Bldg. C stairwells; a notice will be sent to all residents requesting the items be removed, including the big metal décor. Surfboards are not permitted to be left in the hallways.
- d. **Adjournment** – Motion by Jane Vester, seconded by Sue Schlickelman to adjourn the meeting at 11:50 a.m. Motion passed unanimously.

Sandy Bean

Sandy Bean, CAM