



**RECREATION DISTRICT REGULAR BOARD MEETING**

June 14, 2024, at 9:00 a.m. in Card Room C

**MINUTES**

BOARD MEMBERS	PRESENT	OTHERS	PRESENT
Chair Howard Young	X	GM J.B. Belknap	X
Vice-Chair Peter Overs	X	Controller Lynn Brew	Zoom
Treasurer Jayne Schwarz	X	District Counsel Tom Hart	X
Secretary Bill Kulkoski	X	Assistant GM Karon Bennett	X
Assistant Sec/Treas Karen Mars	X	Residents	8

- I. **CALL TO ORDER** – Chair Young called the meeting to order.
- II. **PLEDGE OF ALLEGIANCE** – Karen Mars led the Pledge of Allegiance.
- III. **ROLL CALL** – Assistant GM Karon Bennett took roll call; attendees are listed above.
- IV. **MINUTES** - Supervisor Kulkoski made a motion to approve the minutes from the 05.20.2024 Regular Board Meeting. Vice-Chair Overs seconded the motion. **The motion was approved unanimously.**
- V. **REVIEW THE ANNUAL PRELIMINARY BUDGET** – General Manager J.B. Belknap and Controller Lynn Brew presented the preliminary budget. The total proposed assessment to lot owners for Fiscal Year 2024-2025 is \$2,848 which is \$217 less than the current total assessment of \$3,065. The proposed operating & maintenance and capital reserve requirements assessment increased by \$83 (3%) while the losses reserve replenishment assessment was eliminated. Vice-Chair Overs made a motion to adopt the preliminary budget. Supervisor Mars seconded the motion. **The motion was approved unanimously.**
- VI. **DISTRICT COUNSEL’S REPORT** - Thomas Hart, Esq. presented the District Counsel’s report, including several resolutions.

**Resolution 2024-08:** Bond for Ballroom Improvements: *Supervisor Kulkoski moved to approve Resolution 2024-08, Supervisor Mars seconded the motion, and the resolution was approved as follows:* A RESOLUTION OF THE HERONS GLEN RECREATION DISTRICT APPROVING EXPENDITURES FROM 2020 BOND FUNDS FOR BALLROOM UPDATE AND EQUIPMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

**Resolution 2024-09:** Preliminary Budget Assessment: *Chair Young moved to approve Resolution 2024-09, Vice-Chair Overs seconded the motion, and the resolution was approved as follows:* A RESOLUTION OF THE HERONS GLEN RECREATION DISTRICT APPROVING A PRELIMINARY BUDGET RELATING TO SPECIAL ASSESSMENTS TO BE LEVIED IN THE DISTRICT TO OPERATE AND MAINTAIN THE RECREATIONAL FACILITIES; STATING THE INTENTION TO USE CHAPTER 170 AND CHAPTER 197, FLORIDA STATUTES AS METHODS OF COLLECTING SUCH ASSESSMENTS; CALLING FOR A PUBLIC HEARING TO BE HELD AT WHICH THE DISTRICT SHALL CONSIDER THE ADOPTION OF A NON AD VALOREM ASSESSMENT ROLL IN CONNECTION WITH SUCH ASSESSMENTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

**Resolution 2024-10:** Tax Roll for Operating Budget: *Supervisor Kulkoski moved to approve Resolution 2024-10, Supervisor Mars seconded the motion, and the resolution was approved as follows:* A RESOLUTION OF THE HERONS GLEN RECREATION DISTRICT APPROVING EXPENDITURE FROM 2023/2024 OPERATING BUDGET FOR PREPARATION OF DISTRICT’S ANNUAL SPECIAL ASSESSMENT ROLL; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Counsel Hart read the recent public announcement for the Request for Proposal for auditing services and advised the group of the Auditor Selection process.

- VII. **GENERAL MANAGER’S REPORT**– General Manager J.B. Belknap reported the following:
  - Heavy rain caused issues with the flat roof. Leak diverters and fans were installed to prevent water saturation. Plans to retrofit drain inlets are in place.

- Addressing the bocce courts drainage was delayed due to rain. North-end canopies will be removed, and a meeting with Gary Morton on court drainage is scheduled. Accurate Pavers will be involved in the process.
- Pickleball courts canopy installation by accent awnings and painting by MorSports are scheduled.
- Awaiting soil compaction test results for further engineering plans for the containers in the maintenance storage project.
- BNT window replacements and the bulkhead project on hole #17 are ongoing.

## VIII. OLD BUSINESS

**Reaves Construction Update** Estimates for ballroom improvements were received.

- **Construction Proposal for Stage Stairs:** \$17,955 to widen stairs for safety. *Vice-Chair Overs made a motion to adopt the proposal for the Ballroom stage stairs presented by Denmark Construction, not to exceed \$18k. Supervisor Mars seconded the motion. **The motion was approved unanimously.***
- **Construction Proposal for Ballroom Bar:** \$102,162 to enclose and double the bar area, replace the roll-down shutters and create storage.

**Motion to Approve Special Jayne Curry Showing** with 500 seats available, booking and setup managed by the concert series provider. *Vice-Chair Overs made a motion to approve the show. Supervisor Schwarz seconded the motion. **The motion was approved unanimously.***

**Holiday and Special Event Decorating Committee:** *Supervisor Mars moved to have management send an announcement to the residents that the Board has created a Holiday and Special Event Decorating ad hoc committee. Included in the announcement should be the committee charter and a notice that interested residents should use the link in the announcement to apply for the committee. The notice is to be sent before June 1st and should include a July 10th deadline for interested residents to respond. Vice-Chair Overs seconded the motion. **The motion was approved unanimously.***

## IX. NEW BUSINESS

**Golf Committee Recommendations:** Bruce Johnson presented the Golf Committee Annual Report. The committee made a recommendation for Aqua Range targets costing \$30k, to be installed in September 2024 and to be funded from the Golf Course Improvement Fund. Discussion ensued. Further details from the committee are to be presented to the Board in July.

**Golf Cart Tire Policy:** On behalf of the golf committee Bruce Johnson proposed the inspection of carts driven on the golf course and the annual review of tire policy. Vice Chair Overs made a motion to accept the attached policy. Supervisor Kulkoski *seconded the motion. **The motion was approved unanimously***—Bruce Harris to communicate the policy with residents. Supervisor Mars is to locate the proper place for insertion into the Policy and Procedures Manual.

**Proposed Job Descriptions – Board Responsibility:** Discussion took place on responsibilities and draft proposed job descriptions, particularly concerning Club Benchmarking and transactional work. Controller Brew is to address concerns at the next Board meeting.

**Change the Date of the August Meeting:** Vice-Chair Overs proposed moving 3 Board meeting dates and all start times to 9:30 AM except for public hearings and candidate meetings. The new calendar is attached and available on the HGRD website.

**Review of the 10-year Financial Plan:** Postponed.

**Strategic Plan Discussion:** Discussion on the Strategic Plan and Goals & Objectives for the fiscal year occurred.

X. **RESIDENT COMMENTS**

- Larry Cummings inquired about warranties for bocce and shuffleboard courts. GM Belknap said issues with cracks are to be addressed by MorSports and Stultz Construction.
- Concerns were raised about maintenance priorities and the abundance of bugs in the pool.
- Fitness center interior wall repairs discussed.
- Gary Attalla from the Resident Events Committee asked about replacing work lights on stage with LEDs. He was informed that the work lights were not in the scope of work. The Board has made two changes to the committee’s charter. 1. The committee fiscal year has been changed to Oct 1 through Sept 30 to align with the HGRD fiscal year. 2. In consultation with management, excess funds from committee-sponsored events are to be used to purchase an item or items for Food & Beverage or Facilities Maintenance as an alternative the committee may request funds be allocated for future larger items that benefit Food & Beverage or Facilities Maintenance. Funds not spent or allocated by September 30 of each year will be recorded as income to the District and be unavailable to the committee
- Karen Jessop acknowledged the amount of work done by the Board during their annual budget week.

XI. **UPCOMING MEETINGS**

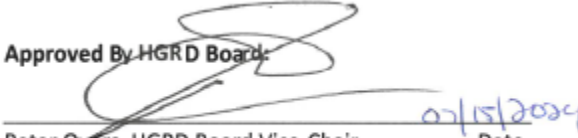
- Friday, June 14, 2024 – Long-Range Planning - 2:00 PM – Zoom Only
- Monday, July 15, 2024 - Board of Supervisors - 9:30 a.m. - CR-C/Zoom

XII. **ADJOURNMENT** took place at 11:15 AM.

Submitted By:

  
Karon Bennett, Assistant GM      Date

Approved By HGRD Board:

  
Peter Overs, HGRD Board Vice-Chair      Date

# Recreation District Board of Supervisors

## Upcoming Meetings 2024

All meetings will begin at 9:30 a.m. in Card Room C unless otherwise noted below:

<b>Regular Board Meeting</b> January 15	<b>Board Workshops (Budget)</b> June 10, 11, and 12 To Be Determined - Thursday, June 13
<b>Joint Board &amp; Finance Meeting</b> January 29	<b>Regular Board Meeting</b> Friday, June 14
<b>Regular Board Meeting</b> February 5	<b>Regular Board Meeting</b> July 15
<b>Regular Board Meeting</b> February 19	<b>Regular Board Meeting</b> August 5
<b>Regular Board Meeting</b> March 4	<b>Public Hearing - Annual Budget</b> September 5 at 6:00 p.m. in the Ballroom
<b>Canceled</b> - Board Meeting on March 27	<b>Regular Board Meeting</b> September 30
<b>Regular Board Meeting</b> April 1	<b>Regular Board Meeting</b> October 21
<b>Regular Board Meeting</b> April 22	<b>Regular Board Meeting</b> November 18
<b>Joint Board &amp; Finance Meeting</b> (Mid-Year Review) April 29	<b>Regular Board Meeting</b> December 9
<b>Regular Board Meeting</b> May 20	

Hérons Glen Golf & Country Club 2250 Herons Glen Blvd. | North Fort Myers, Florida 33917

Please contact the HGRD office for Zoom meeting info or find the shortcut to HGRD Zoom meetings on the website [heronsglenc.com](http://heronsglenc.com) under "Governance" then "Board Meetings Schedule, Minutes & Resolutions".

HGRD Board of Supervisors Email: [hgrdboard@hgrdnfm.com](mailto:hgrdboard@hgrdnfm.com)

### **THE PUBLIC IS INVITED TO ATTEND ALL MEETINGS.**

Any person requiring special accommodation at any of the meetings because of a disability or physical impairment should contact Herons Glen at (239) 731-4501 at least five (5) calendar days before the meeting. If a person decides to appeal any decision made by the Herons Glen Recreation District concerning any matter considered at such meeting or hearing, (s)he will need a record of the proceedings, and that, for such purpose, (s)he may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based.

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