

AGENDA - RECREATION DISTRICT REGULAR BOARD MEETING

May 20, 2024, at 9:00 a.m. in Card Room C

Zoom Details: <https://us02web.zoom.us/j/9687107160> Meeting ID: 968 710 7160 – Passcode: HgrdMeet1

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

- I. **CALL TO ORDER** – Vice-Chair Overs
- II. **PLEDGE OF ALLEGIANCE** – Supervisor Mars
- III. **ROLL CALL** – Assistant GM Karon Bennett
- IV. **MINUTES** – 04.29.2024 Mid-Year Review
- V. **DISTRICT COUNSEL’S REPORT** - Thomas Hart, Esq.
- VI. **GENERAL MANAGER’S REPORT**– GM J.B. Belknap
 - A. Update on Bond Projects
- VII. **FINANCIAL REPORT** – Controller Lynn Brew
- VIII. **COMMITTEE REPORTS & RECOMMENDATIONS**
 - A. Audit Committee – Supervisor Schwarz
 - B. Auditor Selection Committee – Supervisor Schwarz
 - C. Ballroom Committee – Supervisor Mars
 - D. Facilities & Amenities Committee – Mary Koenig
 - E. Finance Committee – Dennis Popp
 - F. Golf Committee – Bruce Johnson
 - G. Long-Range Planning Committee – Chair Young
 - H. Problem-Solving Committee – Beth Brucker
 - I. Resident Events Committee – Gary Attalla
- II. **OLD BUSINESS**
 - A. Decorating ad hoc Committee Proposed Charter – Supervisor Mars
 - B. Resident Events Proposed Changes to their Charter – Supervisor Mars
 - C. Status Strategic Plan – Chair Young
- III. **NEW BUSINESS**
- IV. **RESIDENT COMMENTS**
- V. **UPCOMING MEETINGS**
 - Tuesday, June 4, 2024 – Golf Committee - 9:00 AM - CR-C/Zoom
 - Monday, June 10, 2024 – Budget Workshop - 9:00 AM - CR-C/Zoom
 - Tuesday, June 11, 2024 – Budget Workshop - 9:00 AM - CR-C/Zoom
 - Wednesday, June 12, 2024 – Budget Workshop - 9:00 AM - CR-C/Zoom
 - To Be Determined: Thursday, June 13, 2024 – Budget Workshop - 9:00 AM - CR-C/Zoom
 - Friday, June 14, 2024 – Board of Supervisors - 9:00 AM - CR-C/Zoom
- VI. **ADJOURNMENT**



MINUTES - RECREATION DISTRICT REGULAR BOARD MEETING

May 20, 2024, at 9:00 a.m. in Card Room C

| BOARD MEMBERS | PRESENT | OTHERS | PRESENT |
|--------------------------------|---------|----------------------------|---------|
| Chair Howard Young | X | GM J.B. Belknap | X |
| Vice-Chair Peter Overs | X | Controller Lynn Brew | X |
| 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 | 7 |

- I. **CALL TO ORDER** – Vice-Chair Overs opened the meeting at 9:00 AM.
- II. **PLEDGE OF ALLEGIANCE** – Supervisor Mars led the Pledge of Allegiance.
- III. **ROLL CALL** – Assistant GM Karon Bennett took roll call; attendees are listed above.
- IV. **MINUTES** – Supervisor Schwarz made a motion to approve the minutes from the 04.29.2024 Mid-Year Review. Chair Young seconded the motion. **The motion was approved unanimously.**
- V. **DISTRICT COUNSEL’S REPORT** - Counsel Hart presented RESOLUTION NO. 2024-05 to the Board: *Vice-Chair Overs moved to approve Resolution 2024-05, Supervisor Kulkoski 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 MAINTENANCE BUILDING AND STORAGE PROJECTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.*
Counsel Hart presented RESOLUTION NO. 2024-06 to the Board: *Supervisor Schwarz moved to approve Resolution 2024-06, 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 MAINTENANCE BUILDING STORAGE AND DRIVING RANGE RESTROOM PROJECTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.*
- VI. **GENERAL MANAGER’S REPORT**– GM J.B. Belknap updated the group on the Bond Projects as follows:
 - Bocce Courts:** MorSports worked to level the courts and address irrigation/drainage issues. Completion is expected soon, with courts possibly opening this weekend. Positive feedback has been received about the improvements.
 - Pickleball:** MorSports is working on the foundation for new lights, pending County inspection. Stultz is handling the foundation for a new shade structure, also awaiting inspection.
 - Clubhouse Maintenance Office and Driving Range Restroom:** Denmark Construction is coordinating with the County on sewer plans and permitting for the driving range restrooms. Storage container documents are also in progress.
 - Doors/Window Replacement:** Grids will be added to the north lobby doors and windows. BNT is handling permits and scheduling.
 - Storage Containers:** Universal Engineering is behind on soil compaction testing. Communication with Innovar and electrical planning is ongoing.
 - #17 Bulkhead:** Permit fees for the bulkhead are higher than expected due to application type changes required by the County. Fees paid: \$1,100 (LDO Type D), \$1,500 (PD Amendment), and \$2,000 (SFWMD Permit Modification).
 - Ballroom Lanai/veranda Flooring:** Non-slip topcoat installation is scheduled for Wednesday. New furniture arrives on the 28th.
 - Golf Course Maintenance Flooring & Improvements:** Drywall replacement is underway, with baseboard installation scheduled. Coordination for lockers, cabinetry, tables, and electrical needs is ongoing.
 - Ballroom:** Denmark Construction and a plumber are inspecting sewer lines next to the ballroom.
 - Restaurant:** A new PDR/Lounge divider was installed under Stultz's supervision.

CLIS Update: Juan Rivera is the new regional supervisor, temporarily leading until a replacement is up to speed. Discussions are ongoing to optimize CLIS operations for the next budget cycle.

VII. **FINANCIAL REPORT** – Controller Lynn Brew reported on April financial variances as follows:

- Administration \$25,707 favorable, YTD \$93,636 favorable, Forecasting \$97,754 favorable
- Restaurant \$(23,913) unfavorable YTD \$(134,676) unfavorable, Forecasting \$(100,883) unfavorable
- Clubhouse \$6,002 favorable, YTD \$(5,399) unfavorable, Forecasting \$(7,367) unfavorable
- CLIS \$552 favorable, YTD \$26,064 favorable, Forecasting \$32,295 favorable
- Fitness \$(278) unfavorable, YTD \$3,745 favorable, Forecasting \$6,174 favorable
- Golf Maintenance \$10,205 favorable, YTD \$93,021 favorable, Forecasting \$104,806 favorable
- Pro Shop \$4,482 favorable, YTD \$49,933 favorable, Forecasting \$58,133 favorable
- All Departments \$22,756 favorable, YTD \$126,322 favorable, Forecasting \$190,911 favorable

From Golf Operations \$ 14,687 favorable, YTD \$142,954 favorable, Forecasting \$162,939 favorable

From Other than Golf Operations \$8,070 favorable, YTD \$(16,632) unfavorable, Forecasting \$27,973 favorable

VIII. **COMMITTEE REPORTS & RECOMMENDATIONS**

Audit Committee – No report.

Auditor Selection Committee – Supervisor Schwarz advised the group that management and the committee have provided input for the general contract. The Board needs to conclude the length of the contract. *Supervisor Schwarz moved that the contract length for RFP for the Auditor Selection Committee starting in FY2025 be a contract of four-year fixed term plus 6 one-year options. Supervisor Mars seconded the motion. **The motion was approved unanimously.***

Ballroom Committee – Supervisor Mars reported that the committee created a priority list which included lightboard replacements, stage area restroom (tentative second priority based on expenses), widescreen front projection, rear drape, main stage lighter curtain, ADA access portable lift, and refurbished dressing rooms. A/C work may be needed. The committee is awaiting quotes.

Facilities & Amenities Committee – Supervisor Mars reported that Mary Koenig was selected as the Committee Chair and Dennis Rathburn as the Committee Vice-Chair. The committee discussed several items such as the Pretty in Pink canvas, the approval of the hanging of the Animals golf group clock, and creating a more casual atmosphere in the lounge. Changes are planned during the summer shut down creating a more casual and relaxed place. The committee received a copy of the 2024 Strategic Planning Survey, they looked at the possibility of bar snacks, and they asked that management keep poolside service over the summer; GM Belknap will resolve these requests.

Finance Committee – Supervisor Schwarz reported that Dennis Popp was re-elected as Chair and Larry Pedersen as Vice-Chair. Of the committee 4 members are new. At that meeting, the committee discussed arbitrage, liens, etc.

Golf Committee – Vice-Chair Overs advised the group that Bruce Johnson was re-elected as Chair, as well as Bob Herbstitt as Vice-Chair. New committee members were introduced, and they reviewed the number of rounds, recommendation discussion on golf rates, etc.

Long-Range Planning Committee – Chair Young mentioned that at the upcoming meeting, they will discuss the Strategic Plan and an organizational meeting will take place at that time.

Problem-Solving Committee – No meeting.

Resident Events Committee – Gary Attalla advised the group that the food trucks have slowed significantly.

IX. **OLD BUSINESS**

Decorating ad hoc Committee Proposed Charter – Supervisor Mars moved to adopt the *Holiday and Special Event Decorating ad hoc Committee* as presented. Supervisor Schwarz seconded the motion. **The motion was approved unanimously.** The committee is new and will be working with Wendy Shea and Janine Stepanich.

Resident Events Proposed Changes to their Charter – Supervisor Mars moved to adopt the *Resident Events ad hoc Committee charter, as amended.* The committee's Chairman Gary Attalla has been made aware of the proposed amended charter. Supervisor Schwarz seconded the motion. **The motion was approved unanimously.**

Status of the Strategic Plan – Chair Young reported that the proposed Strategic Plan will be given to the Long Range Planning Committee for each committee member's comments. Those comments, along with each Board member's comments, will be brought to the Board for review and discussion. Then the Board will create the final Strategic Plan, keeping in mind the legal requirements that Counsel Hart has outlined.

2020 Series Bonds, Arbitrage and Yield Restrictions – Supervisor Schwarz shared that the HGRD Board, Finance Committee, GM Belknap, and Counsel Hart received a copy of the reports on arbitrage and yield restrictions from the arbitrage tax firm. There are two reports, one for the overall arbitrage and the second on interest earned on the acquisition and construction concerning yield restriction. There is a difference between the two reports. Discussion ensued.

X. **NEW BUSINESS** – None was presented.

XI. **RESIDENT COMMENTS** Resident Mary Wright asked about the repair work on the cart path that involves the coverage of an irrigation line. GM Belknap will follow up.

Resident Kim Kitko asked about the Zemel Road landfill; she was advised that this is under the HOA's responsibility. She added that she felt the Board should consider a working committee to look at the restaurant.

Resident Larry Cummings stated that since April 22, 2024, he has submitted 9 requests to Mainscape, no water for 28 days, and suggested not to reuse them. Nothing will be done to the shuffleboard courts until the bocce courts are complete. The canvas on the shade structure will be adjusted. Mr. Cummings added that the drywall in the fitness center rooms is still damaged and should have been repaired promptly. GM Belknap will address all of the issues.

XII. **UPCOMING MEETINGS**

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XIII. **ADJOURNMENT** took place at 10:39 AM.

Submitted By:


Karon Bennett, Assistant GM 6/14/2024
Date

Approved By HGRD Board:


Howard Young, HGRD Board Chair 6/14/2024
Date