

AGENDA - RECREATION DISTRICT REGULAR BOARD MEETING

November 18, 2024, at 9:30 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** – Chair Young
- II. **PLEDGE OF ALLEGIANCE** – Vice Chair Overs
- III. **ROLL CALL** – Karon Bennett
- IV. **MINUTES** – Regular Board Meeting 10.21.2024
- V. **DISTRICT COUNSEL’S REPORT** - Thomas Hart, Esq.
- VI. **GENERAL MANAGER’S REPORT**– GM J.B. Belknap
 - Update on Bond Projects
- VII. **FINANCIAL REPORT** – Controller Lynn Brew
- VIII. **COMMITTEE REPORTS & RECOMMENDATIONS**
 - Ballroom Committee – Supervisor Mars
 - Facilities & Amenities Committee – Mary Koenig
 - Finance Committee – Dennis Popp
 - Golf Committee – Bruce Johnson
 - Holiday and Special Event Decorating Committee – Karon Bennett
 - Long-Range Planning Committee – Chair Young/Fred Gignac
 - Media Resources – Karen Jessop
 - Problem-Solving Committee – Beth Brucker
 - Resident Events Committee – Gary Attalla
- IX. **OLD BUSINESS**
 - Approval of the Strategic Plan – Chair Young
 - Approval of the Emergency Preparedness Plan – Supervisor Mars
- X. **NEW BUSINESS**
 - Donation Request Concerning Memorial Bench
 - Board Participating in Committee Meetings – Supervisor Kulkoski
 - Committee Volunteers – Media Resources
 - Committee Volunteers –Resident Events
- XI. **RESIDENT COMMENTS**
- XII. **UPCOMING MEETINGS**
 - Monday, December 2, 2024—Golf Committee—9:00 a.m. CR-C/Zoom
 - Monday, December 2, 2024— Resident Events Committee — 1:00 p.m. Activities Room A
 - Monday, December 9, 2024— Board of Supervisors — 9:30 a.m. CR-C/Zoom
 - Monday, December 9, 2024—Long Range Planning Committee—1:30 9.m. CR-C/Zoom
- XIII. **ADJOURNMENT**

MINUTES - RECREATION DISTRICT REGULAR BOARD MEETING

November 18, 2024, at 9:30 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	8

- I. **CALL TO ORDER** – Chair Young opened the meeting at 9:30 AM.
- II. **PLEDGE OF ALLEGIANCE** – Vice Chair Overs led the Pledge of Allegiance.
- III. **ROLL CALL** – Assistant GM Bennett took roll call; attendees are listed above.
- IV. **MINUTES** – *Supervisor Schwarz made a motion to approve the minutes from the Regular Board Meeting on October 21, 2024. Supervisor Mars seconded the motion. **The motion was approved unanimously.***
- V. **DISTRICT COUNSEL’S REPORT** - Thomas Hart, Esq. stated that on Wednesday, November 13, 2024, the HGRD Board of Supervisors, along with the HGRD General Manager, took the State of Florida’s required four hours of ethics training for elected officials. This training will be held annually.

Counsel Hart presented Resolution 2024-20 to the Board: Chair Young moved to approve Resolution 2024-20, Vice Chair Overs seconded the motion, and the Resolution was approved as follows: A RESOLUTION OF THE HERONS GLEN RECREATION DISTRICT APPROVING EXPENDITURES FROM 2020 BOND ACQUISITIONS and CONSTRUCTION FUNDS not to exceed \$206,000 FOR CLUBHOUSE WINDOW REPLACEMENTS BY BNT IMPACT WINDOWS AND DOORS.

Counsel Hart presented Resolution 2024-21 to the Board: Supervisor Mars moved to approve Resolution 2024-21, Vice Chair Overs seconded the motion, and the Resolution was approved as follows: A RESOLUTION OF THE HERONS GLEN RECREATION DISTRICT APPROVING EXPENDITURES FROM 2020 BOND ACQUISITION AND CONSTRUCTION FUNDS NOT TO EXCEED \$7200 FOR CURTAIN MOTOR AS PART OF THE BALLROOM UPDATE PROJECT.

Counsel Hart presented Resolution 2024-22 to the Board: Chair Young moved to approve Resolution 2024-22, Supervisor Mars seconded the motion, and the Resolution was approved as follows: A RESOLUTION OF THE HERONS GLEN RECREATION DISTRICT AMENDING AND ADOPTING THE DISTRICT’S RESTATED AND AMENDED STRATEGIC PLAN.

Counsel Hart presented Resolution 2024-23 to the Board: Supervisor Kulkoski moved to approve Resolution 2024-23, Chair Young seconded the motion, and the Resolution was approved as follows: A RESOLUTION CALLING AND FIXING THE DATES OF REGULARLY SCHEDULED MEETINGS OF THE BOARD OF SUPERVISORS OF HERONS GLEN RECREATION DISTRICT FOR THE CALENDAR YEAR 2025; DESIGNATING THE TIME AND PLACE OF SAME; AND, DIRECTING PUBLICATION OF NOTICE OF SAME.

- VI. **GENERAL MANAGER’S REPORT**– GM J.B. Belknap updated the group on the Bond Projects as follows:
 - Storage Container Area:** After receiving the engineering plans from Innovar Structures they were forwarded to Larry Denmark who made blueprints and will be working up a proposal for the foundation site work. As of 11.18.2024, we haven’t received any responses from Jim Ink regarding emails and phone calls from GM Belknap. Jim Ink was working with Larry Denmark to prepare a set of driving range restroom building plans to submit to the County. We are waiting for answers on the storage area fire flow issue and if firewalls are more cost-effective than a booster pump; a review of the site plan and dimensions for the storage container area; the status of the LDO modification; and the status of the #17 bulkhead, etc.
 - Cart Path Work:** Director of Golf & Grounds Maintenance Tim Kortanek rode the golf course with Curb King Construction and painted the locations for the golf course cart path concrete work. We will formulate a reasonable plan between Thanksgiving and Christmas to do the work without adversely affecting the golfers.

Ballroom Improvements: Larry Denmark advised that the ballroom bar area permit is still under review. We are now in week 7 of the *projected* 4-to-6-week process awaiting County comments.

Stage Curtain and Motor: When Hiles installs the curtain motor, an additional track will be added to the back curtain track to ensure it closes completely.

Window & Door Replacement: We received HOA approval for the new window and door replacements. BNT started the permitting process with the County. Once we get closer to a start date, an installation plan will be crafted. Resident Emily Dorman asked the Board to consider installing more automatic opening handicap-compliant entry doors throughout the clubhouse. GM Belknap said he would pursue the possibility of adding more handicapped access doors.

Pickleball: MorSports has responded regarding rehabbing and repainting our four older courts. They are hesitant to work for us as residents have given them poor reviews on Google. GM Belknap has also reached out to three other pickleball court companies, Ritzman, Welch, and another for quotes on rehabbing our four older courts.

CLIS: Discussions have taken place with Mainscape about continuing CLIS improvements now that the vast majority of valves have been changed out. One idea that has been discussed is installing a sensor-based controller platform called Baseline, which is a cloud-managed system. Mainscape also gave us several communities that have phased in this system. GM Belknap has reached out to them asking if we could make site visits for more information.

Resident Larry Cummings inquired about the wall repair at the Fitness Center. GM Belknap responded he has been in touch with the PT provider as to when it would be a good time to repair the wall with a sturdier material than the drywall that was previously used. It is hoped this can be completed by the end of this year.

Mr. Cummings also inquired about the repair of the cracks in the shuffleboard courts. The GM responded that he would contact Stults, the construction management firm to see what the specs were on the courts and who is responsible for the repairs.

Mr. Cummings also inquired about the loose poles at the south end of the bocce courts. He also said the boards on court five are loose and the ball racks are still not straight. GM Belknap responded that he is in conversation with Dragon Sports to repair it when they come back to do the other end.

Mr. Cummings also inquired about the finish work on the bathrooms. The GM said they would get that drywall and paint taken care of.

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

- Admin \$2,835 favorable
- Rest \$37,299 favorable
- Clubhouse \$4,924 favorable
- CLIS \$10,714 favorable
- Fitness \$1,969 favorable
- Golf Maintenance \$17,484 unfavorable
- Pro Shop \$7,310 favorable
- All Departments \$47,566 favorable
- From Golf Operations \$10,174 unfavorable
- From Other than Golf Operations \$57,741 favorable

There is a meeting with the auditors scheduled for later today.

VIII. **COMMITTEE REPORTS & RECOMMENDATIONS**

Ballroom Committee – *Supervisor Mars moved to discharge the ballroom Ad Hoc Committee as it had completed its assigned tasks as described in its charter and have thank you emails sent to committee members on behalf of the Board. Vice Chair Overs seconded the motion. **The motion was approved unanimously.***

Discussion of the ballroom stage curtain was covered in the GM Report. The need to order a new curtain mover motor was addressed in Resolution 2024-21. Additional curtains were requested by two residents. Karen Jessop reported that neither the chorus nor the concert series needed the additional curtains and those groups would be able to work with the current arrangement. The complete closing of the back curtains and the length of the curtain are still issues that are being addressed with Hiles.

Facilities & Amenities Committee – No report.

Finance Committee – No report.

Golf Committee – No report.

Holiday and Special Event Decorating Committee – Karon Bennett informed the group about the first meeting of the Holiday and Special Event Decorating Ad Hoc Committee where the plan was made for the installation of Christmas decorations starting on the day after Thanksgiving. The Golf Shop and the Administration Offices will decorate their areas. The Facilities Maintenance Team will put up three trees and several wreathes in the clubhouse. The committee will decorate the main lobby on December 1st and the remaining decorations for the ballroom, restaurant, private dining room, and lounge on Monday, December 2nd.

Long-Range Planning Committee – Chair Young mentioned that the committee would like to send the annual survey to the residents by the end of the year. The Board agreed to add a section to determine community interest in Cornhole and to remove questions regarding the Sailboat Club and the Butterfly Society from the survey since they are activities run by residents and not supported by the Recreation District.

Media Resources – Karen Jessop informed the group that the SOP for the projector and screen is complete and that the committee will meet on Friday, November 22nd, 2024 to go over the sound/lightboard with its installer, Creative Sound.

*Supervisor Mars moved to add Bob Paneck to the Media Resources Ad Hoc Committee. Vice Chair Overs seconded the motion. **The motion was approved unanimously.***

Problem-Solving Committee – No report.

Resident Events Committee – *Supervisor Mars moved to add Michele Lary, Stephanie Meierhofer, and Theresa Pipal to the Resident Events Ad Hoc Committee. Supervisor Schwarz seconded the motion. **The motion was approved unanimously.***

IX. OLD BUSINESS

Approval of the Emergency Preparedness Plan – *Supervisor Mars moved to approve the Emergency Preparedness Plan as posted on the website with management to be responsible for maintaining and updating the plan annually. The plan update will be completed by June and presented to the Board for approval. Vice Chair Overs seconded the motion. **The motion was approved unanimously.***

X. NEW BUSINESS

Donation Request Concerning Memorial Bench – A request was made for a second memorial bench for Dan Lim at the entranceway to the clubhouse. The application was submitted with the idea that the bench be 'IN MEMORY & HONOR of Dan & Seu Lim' as a thank-you for all the volunteer hours they contributed by taking pictures of HGRD functions and community events, although only Mr. Lim is deceased. The Board agreed to follow the HGRD Policies & Procedures which limits memorial benches to one per person and specifically states that the honoree be deceased. Assistant GM Bennett will meet with Mrs. Swisher, who issued the request, and go over other options for a memorial.

Board Members Participating in Committee Meetings – Supervisor Kulkoski suggested that Committee meeting notices be published by Counsel Hart monthly which would include language stating that Board participation would take place. As it is questionable whether or not this complies with Sunshine Laws, Counsel Hart was not comfortable with the idea. The Board agreed to leave committee meeting notices as they are; posted on the District's website, newsletters, and

bulletin boards. Board meetings will remain posted in the newspaper and on the bulletin boards as necessary to comply with Sunshine Laws. The result of the discussion was an agreement that if more than one Board member is present at a committee meeting only one may speak.

XI. **RESIDENT COMMENTS**

XII. **UPCOMING MEETINGS**

- Monday, December 2, 2024—Golf Committee—9:00 a.m. CR-C/Zoom
- Monday, December 2, 2024— Resident Events Committee — 1:00 p.m. Activities Room A
- Monday, December 9, 2024— Board of Supervisors — 9:30 a.m. CR-C/Zoom
- Monday, December 9, 2024—Long Range Planning Committee—1:30 9.m. CR-C/Zoom

XIII. **ADJOURNMENT** took place at 11:10 a.m.

Submitted By:

Approved By the HGRD Board:

 12/09/2024
Karon Bennett, Assistant GM Date

 12/09/2024
Howard Young, HGRD Board Chair Date