

**HERONS GLEN RECREATION DISTRICT
FACILITIES & AMENITIES ADVISORY COMMITTEE
Monday, November 11, 2024 - 9:00 a.m.
MINUTES
CR-C/Zoom**

MEMBERS	Present	OTHERS	Present
Mary Koenig, Chair	X		
Sherri Long	X	Karen Mars, Board Liaison	X
Teresa Pipal	Zoom	J.B. Belknap, General Manager	X
Bob Polenska	X		
Dennis Rathburn, Vice Chair	-	Wendy Shea, Activities & Events Coordinator	X
Kim Roerk	Zoom	Supervisor Howard Young	X
Elaine Sawyer	X		
		Residents:	1

- I. **CALL TO ORDER** –Chair Koenig called the meeting to order at 9:00 a.m.
- II. **WELCOME**– Chair Koenig welcomed those in attendance in person and by Zoom.
- III. **APPROVAL OF MEETING MINUTES (September 16, 2024)** – Chair Koenig asked for approval of the Facilities & Amenities Advisory Committee minutes for September 16, 2024. Elaine Sawyer moved to accept the minutes for September 16, 2024, as presented. Sherri Long seconded the motion. A vote was taken, and the minutes were approved.
- IV. **OLD BUSINESS –**
 - A. **Report on prior concerns referred to Management –**
GM Belknap reported on prior concerns referred to Management including questions on pool service during the off season. GM Belknap spoke with Janine Stepanich and she relayed the issue of trying to find a software program that is compatible with our present point of sale to be able to order from a phone or kiosk. GM Belknap stated that we have not found a program yet. During the off season there is the resource issue of not having enough service staff to work both the outside pool area and the main dining area. He stated that now that the H2B employees are beginning to arrive, Janine will start the pool service in a week or so. GM Belknap is still working on obtaining a response from the paving company on how to find a heat-resistant pool paver sealant that will help with the heat issues at the pool. The companies so far do not think that a sealant will work and might be slippery unless sand is added to the sealant. GM Belknap also reported that the restaurant management and staff know the Fire Alarm procedures. A couple of months ago a resident pulled the alarm and there were questions on how to reset the alarm. Our fire alarm company has since shown the restaurant management and staff how to reset the fire alarm.

GM Belknap updated the committee of the current bond projects and their status: GM Belknap informed the committee that in 2020 the District received 12.9 million in Bond monies for 16 or 17 capital projects such as the renovation of the golf course, renovation of the restaurant and lobby, renovation of the Sports Complex (Bocce & Shuffleboard), etc. Most projects have been completed but there are a few in the process of completion before the deadline of May 1, 2025. Those projects include:

Storage Container Area: The County has stated that *the fire flow is not satisfactory*. Denmark suggested putting masonry firewalls between the containers as opposed to putting in a booster pump for fire suppression. The engineer is investigating. Innovar Structures has been contacted to find out if they could transport 1 or 2 of the containers immediately and set them off to the side to use for temporary storage.

Driving Range Restrooms: Denmark will be working with the engineer to create a set of restrooms building plans for County submittal. The LDO modification is still with the county.

Ballroom Improvements: Permitting for the bar is now in week 6 of the *projected 4-to-6-week process* awaiting County comments. According to Larry Denmark the application is “in the system under review”.

Stage Curtain and Motor: A new motor is required for the front curtain to fully close.

Window & Door Replacement: The door & window company, BNT, was here to remeasure the doors and windows so they can begin the permitting process with the County. Nineteen doors and fourteen windows are scheduled to be replaced. The replacement doors and windows will be phased in during and after the season, so as not to interfere with events, etc.

Pickleball: Gary Morton from MorSports is in the process of putting a proposal together with several options to rehab and repaint the 4 older courts.

Parking Lot Lighting: Many of the parking lot lights have not been working. Nate contacted Kirkwood to find out if there was a wire break that was causing the lights not to come on. Kirkwood traced under the asphalt and identified a wire break in the parking lot near the back door of Activities room B. Nate and his staff saw-cut the asphalt and replaced the wire. The lights are now working properly.

Ivy Smith Reimbursement: This week we received another check from Ivy Smith. So far, we've received 2 and are awaiting 3 more totaling \$18k. I've also requested Ivy relocate their orange conduit from the employee parking lot and the storage container site.

B. Report on prior issues referred to the Board –

1. Bar Snacks at the Lounge - Supervisor Mars reported that she recommended to the Board that bar snacks be offered at the Lounge free of charge. The Board turned down the recommendation and then asked that management offer snacks at the lounge for the same price as the snacks that are offered at the Pro Shop. Supervisor Mars stated that bar snacks are now being offered at the Lounge for \$1 a package. Chair Koenig stated that she inquired as to whether the snacks are going over well and was told that they are. Supervisor Young stated that the Board's criteria for providing individual snacks for sale at the Lounge was a health issue. The Board did not want snacks to be available in a bowl with many hands going into the bowl, so they approved the purchase of individual snacks.

2. Proposal to add Corn Hole as a sanctioned Activity – Supervisor Mars stated that she took the recommendation to the Board to have Corn Hole as a sanctioned Activity and it was passed by the Board.

C. Report on prior issues that required further study –

1. Subcommittee report on procedures and roadmap for an Activity to become an Amenity clearer – Chair Koenig met with the other members of the subcommittee –

Dennis Rathburn and Sherri Long to discuss putting together the procedures and roadmap for an Activity to become an Amenity but have not completed it yet. Chair Koenig and Supervisor Mars met with the Long-Range Planning Committee to ask for a recommendation from LRP to the Board of Supervisors to have Corn Hole on the Strategic Planning Survey this upcoming year. The LRP Committee made a recommendation to the Board that Corn Hole be on the survey this upcoming year. The LRP Committee has requested that more information be obtained from the Corn Hole group as to storage plans, maintenance costs and labor costs if the Corn Hole activity were to become an amenity. Sherri Long complemented the Corn Hole group for a great Corn Hole Tournament on Sunday, November 10th. She stated that over 90 residents participated and over 30-40 people watched the three-and-a-half-hour tournament.

2. Discussion of the 2024 Strategic Plan Survey and data that pertains to restaurant satisfaction. Chair Koenig stated that she received all the data that pertains to restaurant satisfaction from the 2024 Strategic Plan Survey and broke down all the information into Categories. She would like to hold off on the discussion until the next F&A meeting to see how the satisfaction is with the beginning of the season and with the new Chef.

Bob Polenska felt that the Restaurant should be open Sundays, Mondays, and Tuesdays in season to reduce the cost that the residents pay in their assessments. He feels that the restaurant should not be subsidized and wants it to be a profit center. He would like the HGRD to advertise to the outside communities to make the restaurant profitable. GM Belknap explained that clubs subsidize their restaurant because it is an amenity and not a free-standing restaurant and lounge. GM Belknap stated that we do not use a restaurant model but rather a country club model, designed as an amenity rather than a profit-seeking endeavor.

Bob Polenska made a motion to recommend to the Board of Supervisors that they investigate the possibility of changing the model of a country club to a restaurant model to make the restaurant profitable. Teresa Pipal seconded the motion. After discussion, a vote was taken and three (3) affirmative votes – Polenska, Pipal and Roerk and three (3) no votes – Koenig, Long and Sawyer. The motion failed.

3. Bookcases in the Library - Chair Koenig met with Susan Christodoulou and Pat Gentile to assess the need for more bookcases for the libraries. The new bookcases that were purchased during the renovation of the lobby have some molding around the edges which does not allow you to see the books on the edges. They have been using bookends to move the books away from the edges and have requested an additional 100 bookends. Supervisor Mars and the F&A Committee have requested that management determine how many bookends are needed and purchase them. Supervisor Mars stated that the HGRD will be purchasing more of the current bookcases later. Chair Koenig stated that the librarians have re-organized the puzzle section, and it looks very good.

VI NEW BUSINESS –

A. Resident concerns/requests regarding maintenance, improvement, logistics and safety of buildings and grounds.

1. Request from Pickleball Board to have two logos painted on the new shed.

Supervisor Mars stated that the Pickleball Board has requested permission to paint two logos (see attached) on the new pickleball shed. A resident artist has volunteered to paint the logos on the shed. After discussion, the F&A Committee requested that the Pickleball Board develop a plan with more detail on how they want to paint the logos on the new shed, a maintenance plan for the upkeep of the logos, and the size and number of logos to be painted. Supervisor Mars stated the Pickleball Board would

also like two directional signs to be made up for the pickleball courts. Management will handle the request.

Bob Polenska asked if there ever has been a thought of having a beverage cart for the golf course. GM Belknap stated that there was a beverage cart years ago, but it was disbanded. He stated that the request has come up before and has been considered. At this point in time however, the District has opted not to pursue it. This issue should be brought up with the Golf Committee. GM Belknap stated that the HGRD now has a breakfast truck that serves breakfast until 11:00 a.m. Tuesday thru Saturday and is working so far well. This is a trial run for 60 days.

Howard Young feels that the F&A Committee needs to establish criteria for transitioning from an activity to an amenity. Standards need to be developed and a roadmap for an activity such as corn hole to become an amenity. He also pointed out that at what point in time would it be wise to possibly reduce the amount of space for one amenity and create new amenities to take its place.

Howard Young stated that when the Board began the Strategic Plan, they implemented a yearly resident survey to assess the satisfaction of the amenities including the restaurant operations. He stated that the '24 Survey results stated that the residents were overwhelmingly satisfied with the current amenities.

Sherri Long asked what the basis was for the Board not allowing the use of the popcorn machine and the baskets of popcorn in the Lounge. Howard Young stated that it was the "pandemic" and the issue of sanitation for the reason of not serving popcorn.

- B. Resident concerns/requests regarding recreational activities** – No concerns/requests regarding recreational activities were brought up at the meeting.
- C. Resident concerns regarding recurring problems in the general operation of F&B and CLIS** – No recurring CLIS problems were brought up at the meeting.

VII NEXT MEETING DATE – Monday, February 24, 2025, at 9:00 a.m. – CR-C/Zoom

VIII ADJOURNMENT – Meeting adjourned at 10:27 a.m.

DRAFT APPROVED:

Approved
Mary Koenig, Chair

November 15, 2024
Date