

RESOLUTION 2024-01

A RESOLUTION CALLING AND FIXING AN ELECTION FOR TWO (2) MEMBERS OF THE BOARD OF SUPERVISORS OF THE HERONS GLEN RECREATION DISTRICT ON MARCH 26, 2024; DESIGNATING HOURS AND PLACE OF VOTING; PROVIDING FOR QUALIFICATIONS; AND OTHERWISE PROVIDING FOR THE HOLDING OF SAID ELECTION.

Now, therefore, be it RESOLVED by the Board of Supervisors of the Herons Glen Recreation District that:

1. The Herons Glen Recreation District shall hold an election on **March 26, 2024** to elect two (2) members of the Board of Supervisors, for a term of three (3) years, such term to begin April 1, 2024. The two (2) candidates receiving the highest vote total shall be elected.

2. Qualification of candidates to run for the position shall be performed by Counsel for the District, Knott Ebelini Hart, 1625 Hendry Street, Suite 301, Fort Myers, Florida 33901, by the receipt of the following information in writing.

- (1) Name, as it is to appear on the ballots;
- (2) Residence Address;
- (3) A signed statement certifying that the candidate is 18 years old, a resident of Florida, is an owner of property within the District and resides within the District for at least ninety (90) days per year.
- (4) Signed and notarized candidate's oath as prescribed by Florida Statutes.

Exhibit "C" may be used for the above.

- (5) A Candidate's one-page info sheet for distribution to public This item is optional, but must be provided before the end of qualifying.

Qualifying shall commence on **January 24, 2024** and conclude at 5:00 p.m. on **February 2, 2024**.

3. The place and time of voting in said election is: The Herons Glen Country Club, Administration Office, 2250 Herons Glen Boulevard, North Fort Myers, Lee County, Florida, between the hours of 11:00 a.m. and 4:00 o'clock p.m. on March 26, 2024.

4. Legal Counsel for the District is authorized and directed to serve as elections qualifying officer, prepare and mail the ballots, publish Notice of said election in the form attached hereto as Exhibit "A."


5. Qualified voters are the property owners as shown by the records of the Lee County Property Appraiser, unless otherwise shown by proof acceptable to the Board, or its Election Committee.

6. Legal counsel for the District is further authorized to conduct said election with the assistance of the Supervisor of Elections and the Election Committee to be named by the Board of Supervisors prior to the Election, all in accord with the Election Procedures set forth in the attached Exhibit "B."

PASSED AND ADOPTED at a meeting of the Board of Supervisor of the Herons Glen Recreation District this day 15th day of January 2024.

[SEAL]

ATTEST:



District Secretary

HERONS GLEN RECREATION DISTRICT



Howard Young, Chair

EXHIBIT “A”

NOTICE OF ELECTION AND CANDIDATE QUALIFYING

The Herons Glen Recreation District will hold the election of **two (2) members** of its Board of Supervisors on **March 26, 2024**, at the Herons Glen Country Club, Administration Office, 2250 Herons Glen Boulevard, North Fort Myers, Lee County, Florida between the hours of 11:00 a.m. and 4:00 p.m., **for a term of three (3) years commencing April 1, 2024**. The election is non-partisan.

The Board of Supervisors is comprised of five (5) residents of the Herons Glen Recreation District, elected at large by owners in the District. A candidate for the position of Supervisor must be 18 years old, a property owner in the Herons Glen Recreation District, a Florida resident and must reside in the District for at least 90 days each year. Members of the Board of Supervisors serve without compensation.

Candidate **qualifying papers** will be accepted beginning January 24, 2024 and **must be received by 5:00 p.m., February 2, 2024**.

Persons wishing to qualify as a candidate for the Board of Supervisors **must** provide:

- 1) Name, as it is to appear on the ballot;
- 2) Residence address;
- 3) Signed statement certifying that they are 18 years of age, an owner of property in the Herons Glen Recreation District, reside in the District for at least 90 days each year; and
- 4) Candidate’s sworn oath as prescribed by Section 99.021, Florida Statutes

All above items must be delivered **to District Counsel, Thomas B. Hart at Knott Ebelini Hart, 1625 Hendry Street, Suite 301, Fort Myers, Florida 33901, not later than 5:00 p.m. on February 2, 2024**. The candidate’s oath may be obtained from the District Office or from Mr. Hart.

Candidates may also include with their qualifying documents a one-page bio/info sheet/ resume for distribution to voters when ballots are mailed.

EXHIBIT “B”

ELECTION PROCEDURES FOR HERONS GLEN RECREATION DISTRICT ELECTION ON MARCH 26, 2024

M. Election Procedures

In connection with elections of the Board, the following procedures shall apply:

1. Establishing the Election

a. At the first meeting of the Board in January of each year, the HGRD will call for an election of Board members to fill the positions of any Board members whose terms of service will expire on March 31st of that year. In its Resolution the Board will set the dates for the election and the qualifying period, and procedures by which qualified residents of the HGRD may become a candidate for the soon to be open Board positions.

b. A Notice of Election and Candidate Qualifying will be published in a newspaper of general circulation in the County on or about the first date of candidate qualifying and during the 5th and 3rd weeks prior to the election and it shall be posted on the HGRD's bulletin board. The notice will provide the dates for qualifying to commence and end as well as the name and address of the person to whom nominations for the open positions must be provided, in writing.

c. Counsel for the District will serve as qualifying officer for candidates. Nominations by any person for the position of Supervisor will be accepted at the Counsel's office, in writing, beginning on date set by the Board. Counsel will inspect the statement of qualification of each nominee and inquire of the nominee, if unclear, whether they are qualified, i.e. 18 years old, a resident of Florida, own property in the District, resides in the District at least 90 days out of the year, have signed a notarized candidate's oath included in the appendix, and whether they wish to have their name placed on the ballot.

2. Preparation and Distribution of Ballots

a. After the close of nominations/qualifying for candidates, a ballot listing alphabetically the names of all persons who have qualified shall be prepared. The Ballot Instructions will say to vote for no more candidates than there are open positions.

b. One ballot will be mailed to each property owner within the District boundaries as determined from the records of the Lee County Property Appraiser. The voting instructions will tell each recipient that an election will be held at the District's Clubhouse on the established election date, the time after which Ballots will no longer be accepted and that

the owner may attend and vote in person, or may vote by the absentee method outlined in the included instructions.

c. The records of the Lee County Property Appraiser will be the official records of eligible voters within the District unless an owner provides alternate proof of ownership, acceptable to District Counsel. District Counsel may order the Property Appraiser's list of owners in Herons Glen, i.e. eligible voters, at his discretion but not earlier than eight (8) weeks prior to the election.

d. Included with the mailed ballots, if provided by or for the candidate by the end of the qualifying period, will be one 8 ½ in. by 11 inch page, but not more, of candidate biographical and/or qualifications information. Also a "Meet the Candidates" notice may be provided in the envelope containing the ballot.

e. The instructions will direct each voter to insert his or her marked ballot into an envelope (enclosed with the initial mailing) labeled "BALLOT." The "BALLOT" envelope is then to be placed into a second envelope ("Mailing Envelope") addressed on the front to Herons Glen Recreation District, 2250 Herons Glen Boulevard, Suite 100, North Fort Myers, Florida 33917.

f. Instructions to each voter will state that only those ballots delivered within a Mailing Envelope, with the Voter Certificate on the back having been signed by the voter and received by 4:00 p.m. on the day of the election (the "Close of Election") will be counted.

g. The Mailing Envelope will contain on the back a line for the voter's signature swearing to the following certification In this way, all voters will be required to sign the certification and there will be no way to link a voter's signature to his or her ballot. The following will be printed on the back of the mailing envelope:

Under penalty for false swearing, pursuant to Florida Statutes, I do solemnly swear or affirm: that I am a qualified voter in the Herons Glen Recreation District because I own property in the District; that I will not vote more than one ballot in this election; that I understand that a failure to sign this certificate will invalidate my BALLOT.

h. Directions for Voting on the back of Mailing Envelope will also state:

"NO BALLOT WILL BE COUNTED UNLESS VOTER'S CERTIFICATE IS PROPERLY SIGNED AND COMPLETED."

i. The voter's signature will not be required to be notarized, but the instructions will also contain the following notice:

Pursuant to Chapter 104, Florida Statutes, a person who willfully swears or affirms falsely to any oath or affirmation or willfully procures another person to swear or affirm falsely to an oath or affirmation in connection with or arising out of voting or elections, commits a felony of the Third Degree punishable as provided in Florida Statutes.

j. Voters are responsible to ensure that their properly completed Mailing Envelope (with ballot) is either mailed or hand-delivered to the District at the above-stated address and received prior to “Close of Election” established by the Board’s Resolution. All Mailing Envelopes received prior to the Close of Election must be kept in a locked receptacle which is securely maintained until opened by the Election Committee for counting on the date of the Election.

3. Conduct of Election

a. Prior to the annual election the Board shall appoint a Supervisor of Elections, an Election Committee consisting of seven members and two alternates, and shall designate a Board member to act as liaison to the Committee. The Supervisor of Elections shall solicit volunteers for the Election Committee. If greater than seven Residents volunteer, the Committee shall be selected by the Supervisor of Elections in a random drawing and approved by the Board. The committee shall perform its duties at the direction of the Supervisor of Elections. The Election Committee shall be responsible both for assisting at the “Meet the Candidates” event and overseeing the tabulation of ballots cast.

b. The Supervisor of Elections, in addition to any other duties, shall be responsible for the certification of each ballot. The name on each ballot received shall be compared to the listing of names supplied by The Lee County Property Appraiser Office to verify the voter’s eligibility. During this process, the Mailing Envelopes will be sorted alphabetically, and names checked for ownership rights against the Property Appraiser’s Lists and for duplicates. Only the first ballot received from any qualified voter will be counted. Any duplicate ballots received will be marked as such and not counted. Once verified by the Supervisor of Elections, ballots in the unopened Mailing envelopes shall be placed in a locked cabinet until 9:00 a.m. on the day of the Election.

c. Beginning at 9 A.M. on the day of the election, the Supervisor of Elections and the District’s staff volunteers will open the Mailing Envelopes, take out ballot envelopes and mix the unopened ballot envelopes together.

d. After the Close of Election on the day of the election any ballots received before the Close of Election will be brought to a convenient place in the Clubhouse where the Supervisor of Elections and District employees will open and count the ballots in the presence of any members of the public wishing to observe. If there are not enough District employees, members of the Election Committee may help open and count the ballots.

4. Method of tabulation:

a. There will be several counting stations each consisting of tables with two District employees and one member of the Election Committee. One employee will open the ballot and read aloud the votes on each ballot. The other employee will record the vote on tally sheets. The member of the Election Committee at each station shall observe the process of tallying in order to ensure that votes recorded for each ballot are correctly checked and tabulated. Once all the ballots at each station have been recorded and counted, the tally sheets shall be given to the Supervisor of Elections who will be responsible, in coordination with the District's Counsel, to accurately total all of the votes and determine preliminary results of the election.

b. Such results are preliminary results. They are not final until the Board has heard and determined any voter qualification questions and the Board has officially accepted the final vote tally.

c. Any vote tally which reflects that a candidate was defeated by a margin of less than one-half of one percent of the total votes cast shall be recounted. These elections are determined by a plurality, meaning the candidate(s) with the highest vote total(s) win the open position(s). There are no runoffs. In the event of a tie vote, the two candidates shall draw lots or flip a coin to determine the winner.

d. The Supervisor of Elections may publicly report the result of the election immediately after counting all ballots. The official report of election results will be presented to the Board by the District's counsel and made a part of the Minutes at the next Board meeting and the Board shall declare the official election results at that meeting.

e. The ballots and mailing envelopes will be retained for a minimum of one year and shall be available for inspection by the public after they have been counted, but they may not be handled by anyone other than the Elections Supervisor or Elections Committee members. If requested, the Elections Committee will determine a reasonable time and place for the inspection of ballots and mailing envelopes.

Exhibit “C”

CANDIDATE OATH

STATE OF FLORIDA)
COUNTY OF LEE)

Before me, an officer authorized to administer oaths, personally appeared the undersigned, to me well known, who, being sworn, says:

- I am a candidate for the office of Supervisor of Herons Glen Recreation District;
- I am a qualified elector of (i.e. registered to vote in) _____ County, Florida;
- I am qualified under the Constitution and the laws of Florida to hold the office to which I am seeking to be elected;
- I have qualified for no other public office in the state, the term of which office or any part thereof runs concurrent with that of the office I seek;
- I have resigned from any office from which I am required to resign pursuant to § 99.012, Florida Statutes;
- I will support the Constitution of the United States and the Constitution of the State of Florida.
- I am over the age of 18;
- I am an owner of property in the Herons Glen Recreation District;
- I reside in the District for at least 90 days each year;
- My name, as it is to appear on the ballot, is: _____

Signature of candidate

Residence address of candidate

City, State, Zip Code

SWORN TO AND SUBSCRIBED before me this _____ day of _____, 2024, at Lee County, Florida, appeared _____ who is known to me or who has produced _____, as identification.

Signature of Notary Public – State of Florida

Printed Name of Notary Public

My Commission Expires:

RESOLUTION NO. 2024-02

A RESOLUTION CANCELING THE ELECTION FOR TWO MEMBERS OF THE BOARD OF SUPERVISORS OF HERONS GLEN RECREATION DISTRICT ON MARCH 26, 2024; ACCEPTING THE QUALIFICATION OF CANDIDATES PETER OVERS AND JAYNE SCHWARZ; DECLARING CANDIDATES PETER OVERS AND JAYNE SCHWARZ ELECTED TO THE POSITION OF SUPERVISOR FOR A TERM OF THREE YEARS COMMENCING APRIL 1, 2024.

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HERONS GLEN RECREATION DISTRICT:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. The Board is authorized to adopt this Resolution under the authority granted by the provisions of Chapter 418, Part II, Florida Statutes, as amended, Ordinance No. 98-08 adopted by Lee County, Florida on April 28, 1998, as amended, and other applicable provisions of Florida law.

SECTION 2. FINDINGS.

- A. Pursuant to Resolution 2024-01 adopted January 15, 2024, the Herons Glen Recreation District called for its regular election to elect two (2) members of the Board of Supervisors, each for a three (3) year term beginning April 1, 2024, and setting qualifying for said positions to be opened on January 24, 2024 and closed on February 2, 2024 at 5:00 P.M.
- B. The election and qualifying process were publicly declared at the District=s general meeting and Notices of the same have been posted and published as required by law.
- C. The time for qualifying has expired.
- D. Only two (2) candidates, Peter Overs and Jayne Schwarz, have qualified to run for the two open positions on the Board of Supervisors.

SECTION 3. CANCEL ELECTION AND DECLARE WINNER. There being only two qualified candidates and only two open positions on the Board of Supervisors, it is hereby determined and declared that the election scheduled and noticed for March 26, 2024 is not needed, should be and is, canceled and candidates Peter Overs and Jayne Schwarz, being the only qualified candidates, should be and are declared the winners of the said election, each to take a position on the Board of Supervisors of the District for a three year term beginning April 1, 2024.

SECTION 4. EFFECTIVE DATE. This Resolution shall be effective immediately upon its adoption.

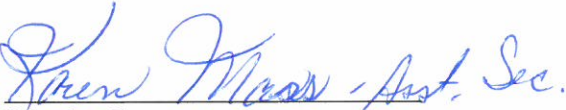
PASSED AND ADOPTED at a meeting of the Board of Supervisors of the Herons Glen Recreation District this 5th day of February 2024.

**HERONS GLEN RECREATION
DISTRICT**

[SEAL]


Howard Young, Chair

ATTEST:


District Secretary

CERTIFICATE OF QUALIFYING AGENT
FOR
HERONS GLEN RECREATION DISTRICT
BOARD OF SUPERVISORS
2024

STATE OF FLORIDA)
COUNTY OF LEE)

The undersigned, Thomas B. Hart, General Counsel to the Herons Glen Recreation District, pursuant to the Board's Resolution 2024-01, has acted as qualifying agent for candidates seeking election to the Board of Supervisors of the Herons Glen Recreation District for a term commencing April 1, 2024 and ending March 31, 2027, and do hereby certify that three persons: Peter Overs, Jayne Schwarz and Lenny Prince, filed qualifying papers, including the candidate's oath required by Section 99.021 of the Florida Statutes, to run for the March 26, 2024 election.

Peter Overs and Jayne Schwarz were determined to be qualified to run for election to the open Board of Supervisors positions. One candidate, Mr. Lenny Prince, was found to be unable to qualify for the open Board of Supervisors position because he is not a qualified elector of the State of Florida, i.e., he is not a registered voter in the State of Florida. When I inquired of Mr Prince why he had not indicated the County in Florida in which he was registered to vote, he volunteered that he was not registered to vote in Florida because he is a Canadian citizen, but not a U.S. citizen.

Therefore, the undersigned does hereby certify that Peter Overs and Jayne Schwarz are the only two candidates who have qualified to run in the March 26, 2024 Board of Supervisors election.

DATED this 5th day of February 2024.



Thomas B. Hart

Resolution 2024- 03 was tabled at the first meeting in April.

RESOLUTION NO. 2024-04

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.

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HERONS GLEN RECREATION DISTRICT:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. The Board of Supervisors (the “Board”) of the Herons Glen Recreation District (the “District”) is authorized to adopt this Resolution under the authority granted by the provisions of Chapter 418, Part II, Florida Statutes, as amended, its Charter (Ordinance No. 98-08 adopted by Lee County, Florida on April 28, 1998, as amended by Ordinances 98-18 and 2- 25), Chapters 418, 197 and 189, Florida Statutes and other applicable provisions of law (collectively, the “Act”).

SECTION 2. FINDINGS.

A. The District is a local unit of special purpose government organized and existing under and pursuant to Chapter 418, Part II, Florida Statutes and the Act.

B. The District was established for the purpose of acquiring, purchasing, constructing, improving and equipping recreational facilities of all types, including land, improvements, and equipment such as golf, tennis, restaurant, and club facilities, which are owned or operated by the District for the benefit of the community.

C. The Board hereby determines that expenditures described below to be made from the District’s Bond funds for its Golf Course Improvement and Storage Building Projects.

SECTION 3. AUTHORIZATION. The Chairman, Vice-Chairman, other officers of the District and the District Manager are authorized and directed to expend the funds in an amount not to exceed those described for the following items or services:

A. Expend from the Bond Acquisition and Construction fund a not to exceed amount of \$26,500.00 for flooring, cabinets, tables, lockers, electrical additions, electrical modifications and other related items as part of the District’s Golf Course Improvements and Storage Projects.

SECTION 4. MISCELLANEOUS. The Chairman, Vice-Chairman, other officers of the District and the District Manager, are authorized and directed to execute and deliver all documents, contracts, instruments and certificates and to take all actions and steps on

behalf of the District that are necessary or desirable in connection with the authorization granted herein if not inconsistent with the terms and provisions of this Resolution.

SECTION 5. SEVERABILITY. Should any sentence, section, clause, part or provision of this Resolution be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of this Resolution as a whole, or any part thereof, other than the part declared invalid.

SECTION 6. EFFECTIVE DATE. This Resolution shall be effective immediately upon its adoption.

PASSED AND ADOPTED at a meeting of the Board of Supervisor of the Herons Glen Recreation District this 29th day of April 2024.

**HERONS GLEN RECREATION
DISTRICT**


Howard Young, Chair

ATTEST:


Sean A. Mars
District Secretary

RESOLUTION NO. 2024-05

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.

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HERONS GLEN RECREATION DISTRICT:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. The Board of Supervisors (the "Board") of the Herons Glen Recreation District (the "District") is authorized to adopt this Resolution under the authority granted by the provisions of Chapter 418, Part II, Florida Statutes, as amended, its Charter (Ordinance No. 98-08 adopted by Lee County, Florida on April 28, 1998, as amended by Ordinances 98-18 and 2- 25), Chapters 418, 197 and 189, Florida Statutes and other applicable provisions of law (collectively, the "Act").

SECTION 2. FINDINGS.

A. The District is a local unit of special purpose government organized and existing under and pursuant to Chapter 418, Part II, Florida Statutes and the Act.

B. The District was established for the purpose of acquiring, purchasing, constructing, improving and equipping recreational facilities of all types, including land, improvements, and equipment such as golf, tennis, restaurant, and club facilities, which are owned or operated by the District for the benefit of the community.

C. The Board hereby determines that expenditures described below are to be made from the District's Bond funds for its Golf Course Improvement and Storage Building Projects.

D. This Resolution ratifies Board action taken on April 29, 2024 by voice vote.

SECTION 3. AUTHORIZATION. The Chairman, Vice-Chairman, other officers of the District and the District Manager are authorized and directed to expend the funds in an amount not to exceed those described for the following items or services:

A. Expend from the 2020 Bond Acquisition and Construction fund a not to exceed amount of \$170,760.00 for eight 40' High-Cube Connex "1-shipper" Container Structures, with related items and structural /Foundation design Permit Plans, and Structural Foundation Engineering signed/sealed plans, as described in the attached Exhibit A, and as modified by that certain addendum to the agreement attached hereto as Exhibit "B," all as part of the District's Golf Course Improvements and Storage Projects.


SECTION 4. MISCELLANEOUS. The Chairman, Vice-Chairman, other officers of the District and the District Manager, are authorized and directed to execute and deliver all documents, contracts, instruments and certificates and to take all actions and steps on behalf of the District that are necessary or desirable in connection with the authorization granted herein if not inconsistent with the terms and provisions of this Resolution.

SECTION 5. SEVERABILITY. Should any sentence, section, clause, part or provision of this Resolution be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of this Resolution as a whole, or any part thereof, other than the part declared invalid.

SECTION 6. EFFECTIVE DATE. This Resolution shall be effective immediately upon its adoption.

PASSED AND ADOPTED at a meeting of the Board of Supervisors of the Herons Glen Recreation District on this 20th day of May 2024.

HERONS GLEN RECREATION DISTRICT



Peter Overs, Vice Chair

ATTEST:



Karen Mars, Assistant Treasurer/Secretary



Innovar Structures, LLC
 1510 US Hwy 17 North
 Wauchula, FL 33873
 Ph. 941-549-7494

PROPOSAL

Date
 4/10/2024

Proposal No	Rev
2024.003	A

Proposal No: 2024.003

Client Job ID: TBD

Client Name/Address
Herons Glen Recreation District 2250 Herons Glen Blvd., Suite 100 North Fort Myers, FL 33917 Ph: 239-731-4569

Job Info / Address
(R) 40' HC Storage Unit for Storage Facility
Price includes delivery to Destination

Description	Qty	Price	Total Price
Container Based Storage Units, to include the following: Eight 40' High-Cube Connex "1-shipper" Container structures with original swing doors Original swing container doors in tact, one operational, one fixed for Mechanical/Electrical Pictures Exterior Man doors, metal, insulated as per final drawings (5 double 6'-0", 4 Single 3'-0") w/loading lever hardware LED Lights, 2x4 ceiling mounted, three units per container, with switches at each door location AC outlets, Interior, two per container, Locations TBD 100 Amp Exterior Lug/Disconnect Box, One Per container (2) 12,000BTU AC units per container, mounted to one fixed original container door, w/airflow Closed Cell Interior Insulation applied to container walls (1.5" thick) and ceiling (2" thick) Standard original wood floor, with up to 20 mils thick acrylic liquid floor coating applied, Clear Color. Exterior Finish, primed and painted, Color TBD Preparation and loading onto chassis/trailer for shipment Shipment to destination, Eight loads Embed Piles for insertion into foundation, Material Only, Installation and Foundation by Client/Others On-site support and supervision of Container Installation, Estimated 2 days included On-site welding rig and crew to weld containers to foundation, Estimated 2 days included Warranty - 5 Years on Exterior Paint & 2 Years on the Single & Double Man-doors Structural/Foundation design and detailing - Permit Plans (Architectural, Structural, Electrical). Allowance Structural/Foundation Engineering, with signed and sealed plans for permitting. Allowance	1 ea	\$160,960.00 \$20,120.00	\$160,960.00
Options / Billed Separately:			\$4,800.00
1. Cranes Services. Estimated at \$3,600.00			\$5,000.00
Design Observations: 1. Unit has no plumbing or interior framing. 2. Foundation/Piles & other exterior structures (i.e. stairs, landings, railings, posts, beams, decking) are not included. 3. Design is considered as non-code compliant, no adherence to building codes is guaranteed, nor any inspections are performed. 4. Final layout and door locations to be determined and approved by Client prior to starting production.			

GENERAL NOTES/CONDITIONS

Proposal is based on specifications provided by Client. Structure is considered as a storage unit, non-code compliant. Proposal considers all material & labor for factory portion of build, and setting/welding units to existing foundation in field. Proposal is based on Client/Other acting as Builder/GC of Record, managing overall project, permitting, construction and sub-contracting processes as required. Civil, MEP, Life Safety, Surveying and other engineering services are not included in the scope of this proposal and must be provided by Client/others. Due to the volatility of steel pricing, Innovar Structures reserves the right to adjust price if fabrication timeline exceeds a 2 month period from date of acceptance. Innovar reserves the right to adjust price upon completion and approval of final Client design & engineering phases if Client changes design or materials. Any additional site visits, training or orientation requested by Client shall be billed additionally/separately at a rate of \$1,000.00/Day

PAYMENT SCHEDULE

10.00% Acceptance Payment	\$17,076.00
6.00% Engineering Payment	\$10,245.60
44.00% Production Payment	\$73,134.40
35.00% Completion of Fabrication	\$59,786.00
5.00% Delivery	\$8,538.00
100.00% Totals	\$170,760.00

Sales/Use Taxes to be calculated/applied at invoicing if applicable
 All payments are non-refundable once tasks are started
 1.5% per month finance charge for all unpaid past due invoices, us
 All disputes to be settled upon AAA Arbitration

Total Est. SF: 2,560 (Under Roof/Each)

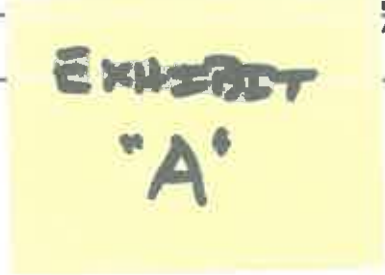
Any applicable state/VAT/other taxes to be determined and applied during invoicing.

Sub-Total	\$170,760.00
Discount/Credit	\$0.00
Sales Tax	\$0.00
Contingency Allowance	\$0.00
Total	\$170,760.00

All work will be done in a substantial workmanlike manner according to specifications submitted, per standard practices. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written change orders, and will become an extra charge over and above this proposal. This Proposal and all subsequent agreement are contingent upon strikes, accidents, natural disasters or permitting/other delays beyond our control. Owner to carry all necessary Builder Risk Insurance.

Acceptance of Proposal: The above prices, specifications, and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. This proposal may be withdrawn by us if not accepted within 10 days due to the current volatility of steel/building materials pricing.

Signed By: Joseph Davis Date: 4/10/2024



Accepted By: _____ Date: _____

Design elements taken from Client Emails for Reference.



Yellow Lines= Single man door

Red Lines=Double man doors (instead of roll doors) 6' width



(2) 1-ton AC wall hung units stacked on left end access doors. Humistat: 60% humidity goal

8 Containers, 8'x40', 320sf *modified 2/27/24*

8 total containers: 40x8

Specs/Modifications:

- (2) w/ Double Man Door
- (6) w/ Single Man Door
- (16) 1-ton wall hung AC units stacked at end of access doors.
- Insulation 1.5" on walls; 2" in ceiling
- Floor w/ acrylic coating. Seal foam interior
- Electrical system for es. Unit 100amp panel



Innovar Structures, LLC
 7705 Holiday Dr
 Sarasota, FL 34231
 Ph. 941-549-7494

INVOICE
Date
4/10/2024
Invoice #
INS-20241004
2024.000
TBD

Client Name/Address
 Herons Glen Recreation District
 1150 Herons Glen Blvd., Suite 100
 North Fort Myers, FL 38817
 Ph: 239-781-4388
 hgrdgm@hgrdistm.com

PAYMENT TERMS
 Due Upon Receipt

Description	Qty	Price	Total Price
Acceptance Payment Acceptance & Engineering, based on Proposal - dated 4/10/2024	1	\$27,321.60	\$27,321.60

GENERAL NOTES / CONDITIONS
 Design/Engineering work to begin upon receipt of payment

PAYMENT DETAILS
 Billing to: Innovar Structures, LLC
 Mail to: 7705 Holiday Dr., Sarasota, FL 34231
 Wire To: Wells Fargo Bank
 Account #: 3680813468
 Routing #: 121000248

All payments are non-refundable once bills are closed
 1.5% per month finance charge for all unpaid past due balances
 All disputes to be settled upon AAA Arbitration

TOTALS

Sub-Total	\$27,321.60
Sales Tax	\$0.00
Total	\$27,321.60
Balance	(\$27,321.60)

Signed By: <i>Joseph Davis</i>	Date: 4/10/2024	Paid By:	Date:
--------------------------------	-----------------	----------	-------

Whereas, Herons Glen Recreation District ("HGRD"), solicited bids for 8 container based storage units from several companies, and, Innovar Structures ("Innovar") submitted a Proposal (the "Proposal") to HGRD on April 10th, 2024.

Whereas, the HGRD is desirous of doing business with Innovar and, therefore, the District and Innovar structures agree as follows:

That the Innovar bid is attached hereto, marked Exhibit A, and calls for a total price of \$170,760 plus the actual price of the crane service to put the containers in place estimated to be \$3,600.

That the Board of Supervisors of HGRD accepted said bid at their meeting on April 22, 2024, subject to the additional conditions and provisions of this Addendum to the Proposal.

That the District's acceptance was conditioned on HGRD being able to get Lee County to agree to a modification of the Land Development Order, and a Permit, for the location/installation where the containers are to be set for use.

That HGRD wishes to purchase from Innovar Structures the structural/foundation design and detailing (Architectural, Structural, Electrical) as well as the Structural/Foundation Engineering with signed and sealed plans for permitting for the sum of \$10,245 an amount included in the bid marked Exhibit A.

And it is further agreed between HGRD and Innovar as follows:

1. HGRD, the District will remit \$10,245 for Innovar Structures to develop and deliver the documents referred to in the last paragraph above. This amount will be subtracted from the total bid but will not be refundable should HGRD not get the LDO modification it needs to proceed.
2. Innovar Structures will maintain its bid of April 10, 2024 for 6 months from the date of this agreement.
3. Should the LDO modification process take more than 6 months, Innovar will have the option of maintaining its bid until a decision is made on the modification by Lee County. If it decides to maintain its bid it will notify HGRD prior to the expiration of the 6 months in writing. HGRD will update Innovar timely as to any action by Lee County on the LDO modification.
4. HGRD agrees that it will not solicit bids to compete with the April 10th, 2024 bid from Innovar which it has accepted.
5. It further agrees that in the event the LDO is not modified within 6 months and Innovar determines not continue under its bid, that HGRD will not use the foundation plans Innovar generated in any future project without the permission of Innovar.
6. It is further agreed that both parties will follow through per the terms of the bid should Lee County approve the modified LDO."

Herons Glen Recreation District

By: 
Its General Manager

Dated: 4/30/24

Innovar Structures

By: 

Dated: 4/30/2024

EXHIBIT
B

EXHIBIT "A"



Innovar Structures, LLC
 1510 US Hwy 17 North
 Weuchala, FL 33873
 Ph. 841-845-7404

PROPOSAL	
Date:	4/10/2024
Proposal No:	3204008
Rev:	A
Project #:	3204008
Client #:	100

Client Name/Address
Morgan Gate Recreation District 2320 Narrows Glen Blvd., Suite 100 North Fort Myers, FL 33917 Ph: 239-793-4550

Job Info / Address
68201 McGeorge Blvd (McGeorge Springs) Price includes delivery to destination

Description	Qty	Price	Total Price
container based storage units, to include the following: Style 40' High-Cube Custom "1-shipper" Container structures with original swing doors Original swing container doors in tact, non operational, one fixed 2' Mechanical/Electrical Panels Exterior louver doors, total, installed as per final drawings (5 double 6'-0", 4 Single 6'-0") w/locking lever hardware LED Lighting, 2nd ceiling mounted, three units per container, with switches at each door location AC units, interior, two per container, Location TBD 100 Amp Breaker Lug/Circuit Breaker, One Per container (2) 32,000BTU AC units per container, mounted to one fixed original container door, to Mount Circuit Cell Insulator Installation applied to container walls (1/2" thick) and ceiling (2" thick) Standard original wood floor, with up to 30 mil thick acrylic liquid floor coating applied, Clear Color. Interior Finish, primed and painted, Color TBD Preparation and loading onto dolly/trailer for shipment Statement to destination, Right load Embed Plates for location into foundation, Material Only, installation and Foundation by Client/Other On-site support and operation of Container Installation, Estimated 2 days included On-site working rig and crew to weld containers to foundation, Estimated 2 days included Warranty - 3 Years on Exterior Paint & 3 Years on the Single & Double louver doors Structure/Foundation design and detailing - Permit Plans (Architectural, Structural, Electrical) Allowance Structure/Foundation Engineering, with signed and sealed plans for permitting, Allowance	2	\$160,960.00	\$160,960.00
	00	\$29,138.00	
			\$4,800.00
			\$5,000.00

Options / Billed Separately:

1. Crane Service, Estimated at \$8,000.00

Design Allowances

1. Unit has no plumbing or interior flooring.

2. Foundation/Plinths & other exterior structures (i.e. roofs, awnings, ceilings, posts, beams, siding) are not included.

1. All prices are based on the current market conditions. Building supply prices are subject to change and are subject to change without notice. All prices are subject to change without notice.

GENERAL NOTES & CONDITIONS

Proposed client to retain all rights reserved to Client. Structures proposed as a Storage unit, not code compliant. Financial considers all material & labor for factory portion of build, and setting/adding units to existing foundation at site. Proposal is based on Client/Other acting as Buyer/Client of Record managing overall project permitting, construction and sub-contracting (includes as required), Civil, MEP (life safety), surveying and other engineering services are not included in the scope of this proposal and must be provided by Client/Other. Due to the volatility of steel pricing, Innovar Structures reserves the right to adjust price of fabrication whenever exceeds a 2 month period from date of acceptance. Client reserves the right to adjust price upon completion and approval of final Client design & engineering phases if Client changes design or materials. All additional site visits, training or orientation (requested by Client) shall be billed additionally/separately at a rate of \$1,000.00/Day.

PAYMENT SCHEDULE

20.00% Acceptance Payment	\$32,192.00
5.00% Engineering Payment	\$10,059.00
44.00% Production Payment	\$72,534.00
33.00% Completion of Fabrication	\$53,799.00
3.00% Delivery	\$4,896.00
100.00% Total	\$170,760.00

Total Est. \$P: 2,000 (Under Budget)											
	<table border="1"> <tr> <td>Sub-Total</td> <td>\$170,760.00</td> </tr> <tr> <td>Discount/Credits</td> <td>\$0.00</td> </tr> <tr> <td>Sales Tax</td> <td>\$0.00</td> </tr> <tr> <td>Contingency Allowance</td> <td>\$0.00</td> </tr> <tr> <td>Total</td> <td>\$170,760.00</td> </tr> </table>	Sub-Total	\$170,760.00	Discount/Credits	\$0.00	Sales Tax	\$0.00	Contingency Allowance	\$0.00	Total	\$170,760.00
Sub-Total	\$170,760.00										
Discount/Credits	\$0.00										
Sales Tax	\$0.00										
Contingency Allowance	\$0.00										
Total	\$170,760.00										
All work will be done in a substantial workmanlike manner according to specifications submitted, per standard practices. Any alteration or deviation from the above specifications involving extra costs will be assessed only upon written change orders, and will become an extra charge over and above this proposal. This Proposal and all subsequent agreement are contingent upon strikes, accidents, natural disasters or permitting/other delays beyond our control. Owner to carry all necessary Builder Risk Insurance.	Acceptance of Proposal: The above prices, specifications, and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. This proposal may be withdrawn by us if not accepted within 30 days due to the current volatility of cost of steel, materials, and labor.										
Signed By: <i>Amel Daut</i> Date: 4/10/2024	Accepted By: _____ Date: _____										

RESOLUTION NO. 2024-06

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.

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HERONS GLEN RECREATION DISTRICT:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. The Board of Supervisors (the "Board") of the Herons Glen Recreation District (the "District") is authorized to adopt this Resolution under the authority granted by the provisions of Chapter 418, Part II, Florida Statutes, as amended, its Charter (Ordinance No. 98-08 adopted by Lee County, Florida on April 28, 1998, as amended by Ordinances 98-18 and 2-25), Chapters 418, 197 and 189, Florida Statutes and other applicable provisions of law (collectively, the "Act").

SECTION 2. FINDINGS.

A. The District is a local unit of special purpose government organized and existing under and pursuant to Chapter 418, Part II, Florida Statutes and the Act.

B. The District was established for the purpose of acquiring, purchasing, constructing, improving and equipping recreational facilities of all types, including land, improvements, and equipment such as golf, tennis, restaurant, and club facilities, which are owned or operated by the District for the benefit of the community.

C. The Board hereby determines that expenditures described below to be made from the District's Bond funds for Golf Course Improvement, Maintenance Building and Storage Projects.

D. This Resolution ratifies Board action taken on April 29, 2024 by voice vote.

SECTION 3. AUTHORIZATION. The Chairman, Vice-Chairman, other officers of the District and the District Manager are authorized and directed to expend the funds in an amount not to exceed those described for the following items or services:

A. **Expend from the 2020 Bond Acquisition and Construction funds a not to exceed amount of \$19,000 for Engineering Services by Ink Engineering, Inc. for:**

- 1. Modification of County LDO to allow for multiple Storage Containers; and**
- 2. Provide plans for renovation of existing driving range building to incorporate restrooms in NE corner of existing building; and**

3. Expend from the 2020 Bond Acquisition and Construction funds a not to exceed amount of \$146,005.00 for remodeling construction by Denmark Commercial Construction, LLC, in Maintenance Office; and

4. Expend from the 2020 Bond Acquisition and Construction funds a not to exceed amount of \$187,956.00 for construction by Denmark Commercial Construction, LLC, of Driving Range Restrooms.

All pursuant to the District's Maintenance Building/Storage and Driving Range Restroom (Golf Course Improvement) Projects.

SECTION 4. MISCELLANEOUS. The Chairman, Vice-Chairman, other officers of the District and the District Manager, are authorized and directed to execute and deliver all documents, contracts, instruments and certificates and to take all actions and steps on behalf of the District that are necessary or desirable in connection with the authorization granted herein if not inconsistent with the terms and provisions of this Resolution.

SECTION 5. SEVERABILITY. Should any sentence, section, clause, part or provision of this Resolution be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of this Resolution as a whole, or any part thereof, other than the part declared invalid.

SECTION 6. EFFECTIVE DATE. This Resolution shall be effective immediately upon its adoption.

PASSED AND ADOPTED at a meeting of the Board of Supervisors of the Herons Glen Recreation District on this 20th day of May 2024.

HERONS GLEN RECREATION DISTRICT



Peter Overs, Vice Chair

ATTEST:



Karen Mars, Assistant Treasurer/Secretary

Resolution 2024-07 - Intentionally left blank.

RESOLUTION NO. 2024-08

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.

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HERONS GLEN RECREATION DISTRICT:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. The Board of Supervisors (the “Board”) of the Herons Glen Recreation District (the “District”) is authorized to adopt this Resolution under the authority granted by the provisions of Chapter 418, Part II, Florida Statutes, as amended, its Charter (Ordinance No. 98-08 adopted by Lee County, Florida on April 28, 1998, as amended by Ordinances 98-18 and 2- 25), Chapters 418, 197 and 189, Florida Statutes and other applicable provisions of law (collectively, the “Act”).

SECTION 2. FINDINGS.

A. The District is a local unit of special purpose government organized and existing under and pursuant to Chapter 418, Part II, Florida Statutes and the Act.

B. The District was established for the purpose of acquiring, purchasing, constructing, improving, and equipping recreational facilities of all types, including land, improvements, and equipment such as golf, tennis, restaurant, and club facilities, which are owned or operated by the District for the benefit of the community.

C. The Board hereby determines that expenditures described below are to be made from the District’s Bond funds for Ball Room Improvement Projects.

SECTION 3. AUTHORIZATION. The Chairman, Vice-Chairman, other officers of the District, and the District Manager are authorized and directed to expend the funds in an amount not to exceed those described for the following items or services:

A. Expend from the 2020 Bond Acquisition and Construction funds not to exceed the amount of \$84,661.40 for Creative Sound and Lighting Solutions, LLC. to provide and install Ballroom Update and Equipment, including Stage Lighting, Projector, and Screen.

SECTION 4. MISCELLANEOUS. The Chairman, Vice-Chairman, other officers of the District, and the District Manager, are authorized and directed to execute and deliver all documents, contracts, instruments, and certificates and to take all actions and steps on behalf of the District that are necessary or desirable in connection with the authorization granted herein if not inconsistent with the terms and provisions of this Resolution.

SECTION 5. SEVERABILITY. Should any sentence, section, clause, part, or provision of this Resolution be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of this Resolution as a whole, or any part thereof, other than the part declared invalid.


SECTION 6. EFFECTIVE DATE. This Resolution shall be effective immediately upon its adoption.

PASSED AND ADOPTED at a meeting of the Board of Supervisors of the Herons Glen Recreation District this 14th day of June 2024.

**HERONS GLEN RECREATION
DISTRICT**


Howard Young, Chair

ATTEST:


District Secretary
Bill Kulkoski

RESOLUTION NO. 2024-09

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.

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HERONS GLEN RECREATION DISTRICT:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. The Board of Supervisors (the "Board") of the Herons Glen Recreation District (the "District") is authorized to adopt this Resolution under the authority granted by the provisions of Chapter 418, Florida Statutes, as amended, its Charter (Ordinance No. 98-08 adopted by Lee County, Florida on April 25, 1998, as amended), Chapter 189, Florida Statutes, Chapter 170, Florida Statutes and Chapter 197, Florida Statutes and other applicable provisions of law (collectively, the "Act").

SECTION 2. FINDINGS. The Board of Supervisors expressly finds as follows:

A. The District is a local unit of special purpose government organized and existing under and pursuant to Chapter 418 Florida Statutes. The District was established for the purpose of acquiring and operating the Recreational Facilities (hereinafter defined).

B. "Recreational Facilities" shall collectively refer to the land and any and all buildings and other improvements that are owned, or acquired subsequently, by the District including, without limitation, clubhouse, maintenance buildings, cart storage area, outbuildings, supports, foundations, structures, golf course, practice facilities, ranges, pitching and putting greens, tennis courts, shuffleboard courts, swimming pools, bocce courts, pickle ball courts, fitness center, storage areas and storage buildings, lakes, landscaping, signs, paths, sidewalks, curbs, driveways, parking lots, bridges, lighting, open or vacant lands, water systems, drainage systems, waste water facilities, maintenance facilities and irrigation water storage and distribution facilities (CLIS), machinery, fixtures and equipment, including all substitutions for, replacements of and additions to the same located within or without the Herons Glen Development of Regional Impact in North Fort Myers, Lee County, Florida, and any such other facilities as the District may acquire from time to time. The Recreational Facilities are also sometimes referred to herein as the "Improvements."

C. The Board has annually since their acquisition, and has again, this date, considered and does now determine that the operation, maintenance, and improvement of said Recreational Facilities serves a proper, essential, and valid public purpose which specially benefits each lot in the District.

D. The District is empowered by the Act to provide facilities such as the Recreational Facilities to the residents of the District and others.

E. Management has submitted a **Preliminary Budget Report ("Preliminary Budget Report")** for the operation and management of the Recreational Facilities during the District's **2024-2025** Fiscal Year, which Preliminary Budget Report supports the special benefit to the properties in the District as a result of the operation, maintenance, and improvement of the Recreational Facilities and allocates such benefit to the properties in the District. The Preliminary Budget Report provides a method, based upon the 1999 report of Financial & Associates, Ltd., entitled "Preliminary Special Assessment Methodology," as amended, in 2006 and again in August 2020, by PFM Financial Advisors LLC (the "Financial Report") for levying non ad valorem special assessments on the specially benefitted properties in the District in order to provide funds necessary to operate, maintain, replace, improve and manage the District and its Facilities, and which Financial Report anticipates no general tax revenue for the District. The Financial Report in conjunction with the Budget Report, is the basis for the methodology used for determining the District's Preliminary Assessment Roll.

F. The District now desires to approve and adopt the Budget Report and the Preliminary Assessment Roll, evidence its intent to collect the Special Assessments (the "**Special Assessments**") by the Methods authorized by Chapter 170 and Chapter 197, Florida Statutes, and to call for a public hearing for the purpose of hearing evidence from assessed owners and for adopting a final non ad valorem assessment roll with respect to such Special Assessments, all as required by Florida Statutes.

G. The Board finds that all lots and parcels, developed and anticipated to be developed, as well as the residents, existing and anticipated, of the District will be specially benefitted by the Special Assessments through the fulfillment of the operation and management of the District and the operation, maintenance, and replacement of its Recreational Facilities, because the Recreation Facilities were purchased or otherwise acquired on the basis that they are a special benefit to each property within the District, and the District having acquired them for the benefit of the property in the District, finds that those facilities must be properly operated, maintained, replaced, improved, increased and managed in order for them to continually provide the special benefit to such property, in accord with the original intent for the creation of the District and as contemplated at the time of initial acquisition of the Recreational Facilities.

H. The Board finds that the Preliminary Budget Report provides a fair and equitable apportionment of the Special Assessments for the District's next fiscal year, 2024-2025.

SECTION 3. APPROVAL OF PRELIMINARY BUDGET REPORT AND PRELIMINARY ASSESSMENT ROLL. The **Preliminary Budget Report**, substantially in the form submitted at the June 14, **2024** Board meeting, including the preliminary special assessments included therein, i.e. the per lot annual operation and maintenance assessments, as shown in the attached **Exhibit A**, as well as that certain annual debt service assessment previously established for repayment of the District's Bonds (the "Bond Debt Service Assessments"), are hereby approved and adopted. The proposed per lot assessments as stated therein will be imposed upon all existing lots located within the Herons Glen Recreation District's jurisdictional boundaries.

SECTION 4. INTENT TO ASSESS AND COLLECT SPECIAL ASSESSMENTS. The Findings have been considered by the Board and found to be true and correct. The District hereby states its intent to use the method of collecting the Special Assessments as permitted by Section 189.4065, Florida Statutes, and Chapters 197 and 170, Florida Statutes, for the assessable properties in the District. The District intends to use the methodology of Section 197.3632 for collection of its Bond Debt Service Assessments and for collection of its annual operation and maintenance assessments on lots owned by owners who are or have been substantially delinquent in payment of prior District assessments. Otherwise, the District intends to use the methodology of Chapter 170 for the collection of its annual operation and maintenance assessments.

The levy of the Special Assessments is required to provide funds for payment of debt service and to operate, maintain, replace, improve, and manage the District and its Facilities during its fiscal year **2024-2025** in the amounts set forth in the Preliminary Budget Report. The Special Assessments shall be made on all lots and lands specially benefited, as further designated in the assessment roll hereinafter provided for. The assessments shall be made on a platted (developed and vacant) per lot basis; they shall be in the amount described in the Preliminary Budget Report per Lot unless the amount is modified at the final hearing described herein; they shall be imposed on an annual basis, and collected either annually or quarterly, as determined by the Board at the final Public Hearing. For those lots whose Special Assessments the Board determines are eligible, the Special Assessments shall be paid by in quarterly installments to be billed by the District during the District's **2024-2025 Fiscal Year**. Further, the Special Assessments shall be the personal obligation of each owner, whether collected by direct billing or by the uniform method of Section 197.3632, Florida Statutes, i.e. on the County tax bill.

The legal description of the lands within the District which shall be subject to the levy of the Special Assessments is attached hereto as **Exhibit B**.

SECTION 5. PUBLIC HEARING TO ADOPT SPECIAL ASSESSMENT ROLL. The District hereby calls and sets a final public hearing for **Thursday, September 5, 2024, at 6:00 p.m.** to be held in the Clubhouse of the Herons Glen Golf & Country Club, 2250 Herons Glen Boulevard, North Fort Myers, Lee County, Florida (the "**Final Adoption Hearing**") for the purpose of receiving testimony and objections from affected property owners, adopting a Final Budget Report, and a final non ad valorem Special Assessment roll (the "**Final Special Assessment Roll**") with respect to the Special Assessments. At the Final Adoption Hearing, the Board will sit as an equalizing board, will hear objections of all interested persons to the Final Assessment Roll, and will finally confirm and adopt a Final Special Assessment Roll and allocate such assessments as appropriate among any property in the District, or take such action relative thereto as it deems just and right.

SECTION 6. NOTICE AND PUBLICATION. As required by Section 170.07, Florida Statutes, and Section 197.3632, Florida Statutes, at least thirty (30) days prior to the Final Adoption Hearing, notice thereof shall be given by first-class United States mail. The notice shall be in substantially the form attached hereto as **Exhibit C (the "Notice")**. The Notice to be given by mail shall be sent to each person shown by the Lee County Property Appraiser as owning property subject to the Special Assessments on the effective date of this Resolution. The Notice shall include the information required by Florida Statutes. This Resolution shall be published once a week for a period of two (2) weeks in a newspaper of general circulation published in Lee County. Further, the Notice of the time and place of the Final Adoption Hearing shall be published two times, one week apart in

a newspaper of general circulation published in Lee County such that the final publication is at least one week prior to the Final Public Hearing.


SECTION 7. GOLF AND TENNIS ANNUAL FEES. The preliminary Golf Membership and Tennis Membership fees and charges, which are also shown in the attached Exhibit “A,” are hereby preliminarily approved for the **2024-2025** fiscal year, subject to any changes approved at the Final Adoption Hearing.

SECTION 8. MISCELLANEOUS. The Chairman, and other officers of the Board of Supervisors, the District Management, and the District Legal Counsel are authorized and directed to execute and deliver all documents, contracts, instruments, and certificates and to take all actions and steps on behalf of the District that are necessary or desirable in connection with the effectuation of this Resolution and which are not inconsistent with the terms and provisions herein.

SECTION 9. SEVERABILITY. Should any sentence, section, clause, part, or provision of this Resolution be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of this Resolution as a whole, or any part thereof, other than the part declared invalid.

SECTION 10. EFFECTIVE DATE. This Resolution shall be effective immediately upon its adoption.

PASSED AND ADOPTED at a meeting of the Board of Supervisors of the Herons Glen Recreation District this **14th** day of **June 2024**.

Attest: 

District Secretary

HERONS GLEN RECREATION DISTRICT



Howard Young, Chair

HERONS GLEN RECREATION DISTRICT 2024-2025 PROPOSED OPERATING BUDGET

	2023-24	2023-24	2024-25		
DEPARTMENTS <i>(rounded)</i>	BUDGET	Y/E PROJ	BUDGET	\$ Δ	% Δ
Administration	\$ 1,099,662	\$ 1,001,908	\$ 1,276,194	\$ 176,532	16.1%
Food & Beverage	433,760	534,643	549,860	116,100	26.8%
Clubhouse	964,839	972,206	960,379	(4,461)	-0.5%
Irrigation (CLIS)	303,316	271,021	313,028	9,712	3.2%
Fitness Center	85,685	79,511	65,872	(19,813)	-23.1%
TOTAL:	\$ 2,887,262	\$ 2,859,289	\$ 3,165,333	\$ 278,071	9.6%
CAPITAL AND DEFERRED MAINTENANCE					
Capital	\$ 325,000		\$ 144,300	\$ (180,700)	-55.6%
Deferred Maintenance	381,928		392,600	10,672	2.8%
TOTAL ANNUAL ASSESSMENT	\$ 3,594,191		\$ 3,702,232	\$ 108,043	3.0%
GOLF OPERATIONS					
Pro Shop	\$ 1,662,774	\$ 1,872,200	\$ 1,796,116	\$ 133,342	8.0%
Golf Course Maint	(1,662,774)	(1,708,340)	(1,796,116)	133,342	8.0%
NET GOLF OPERATIONS:	\$ (0)	\$ 163,860	\$ 0	\$ 0	
Golf Membership Fees					
	2023-24		2024-25		
Resident Household	\$ 5,438		\$ 5,600		3.0%
Resident Single	3,399		3,500		3.0%
Tennis Association Fee	\$ 10,000		\$ 4,000		-60.0%
O&M Assessment per lot: (rounded)					
	2023-24	2024-25	2024-25	\$ Δ Annual	
	Annual	Annual	Quarterly		
O&M	\$ 2,221	\$ 2,435	\$ 609	\$ 214	9.6%
Capital Reserve*	250	111	28	(139)	-55.6%
Deferred Maint Reserve*	294	302	76	8	2.8%
Total O&M, Cap & Def Asmnt:	2,765	2,848	712	83	3.0%
Losses Reserve Replenishment Asmnt	300	-	-	(300)	-100.0%
Total O&M, Cap, Def & Loss Spec Asmnt:	\$ 3,065	\$ 2,848	\$ 712	\$ (217)	

*Reserves calculated based on planning model

Debt service (bond payments) are an amount of \$1,424.58 per year, which will appear on your Lee County Property Tax bill.

EXHIBIT B
LEGAL DESCRIPTION OF HERONS GLEN RECREATION DISTRICT

Hérons Glen Unit 1 as described in Official Records Instrument No. 4568865, Plat Book 63, Page 51; and
Hérons Glen Unit 2 as described in Official Records Instrument No. 4664888, Plat Book 64, Page 16; and
Hérons Glen Unit 3 as described in Official Records Instrument No. 4769889, Plat Book 65, Page 21; and
Hérons Glen Unit 4 as described in Official Records Instrument No. 4992933, Plat Book 67, Page 9; and
Hérons Glen Unit 5 as described in Official Records Instrument No. 5865368, Plat Book 74, Page 82; and
Hérons Glen Unit 7 as described in Official Records Instrument No. 4992938, Plat Book 67, Page 11; and
Hérons Glen Unit 7A as described in Official Records Instrument No. 2007000068527; and
Hérons Glen Unit 8 as described in Official Records Instrument No. 5477271, Plat Book 71, Page 33; and
Hérons Glen Unit 9 as described in Official Records Instrument No. 5158223, Plat Book 69, Page 1; and
Hérons Glen Unit 10 as described in Official Records Instrument No. 5829907, Plat Book 74, Page 51; and
Hérons Glen Unit 11A as described in Official Records Instrument No. 2007000038434; and
Hérons Glen Unit 11 and 12 as described in Official Records Instrument No. 6347420, Plat Book 78, Page
57; and
Hérons Glen Unit 13 as described in Official Records Instrument No. 6379670, Plat Book 78, Page 87; and
Del Vera Unit 1 as described in Official Records Instrument No. 2885891, Plat Book 46, Page 7; and
Del Vera Unit 2 as described in Official Records Instrument No. 3276799, Plat Book 50, Page 69; and
Mystic at Herons Glen as described in Official Records Instrument No. 2021000164953 in the Public
Records of Lee County, Florida.

**NOTICE OF PUBLIC HEARING
TO ADOPT NON-AD VALOREM ASSESSMENT ROLL**

NOTICE IS HEREBY GIVEN that the Herons Glen Recreation District (the “District”) has called for a public hearing to be held on **Thursday, September 5, 2024 at 6:00 p.m.** in the Clubhouse of the Herons Glen Golf & Country Club, 2250 Herons Glen Boulevard, North Fort Myers, Lee County, Florida, for the purpose of adopting its Annual Budget and non-ad valorem assessment roll in the form of special assessments to defray the cost of bond debt service and operating and maintaining the District’s Recreational Facilities and to fund capital replacement and deferred maintenance reserve accounts during its upcoming **fiscal year, 2024/2025**. (These annual assessments are here referred to as the “Special Assessments” and the **September 5, 2024**, public hearing is here referred to as the “**Public Hearing**”).

The total amount of the proposed Operation and Maintenance (“O&M”) Special Assessment per lot is **\$2,848.00**. The debt service (“Bond”) assessment is **\$1,424.58** per lot.

For most lots, the Operation and Maintenance assessments are proposed to be billed directly by the District in quarterly installments of **\$712.00**. For lots owned by owners who are two or more quarters delinquent, the O&M amounts stated above are proposed to be collected either directly by the District or by the County Tax Collector, as determined from time to time. The actual final assessment amount for each lot will be determined by the Board of Supervisors at the Public Hearing.

The District proposes to levy these non-ad valorem Special Assessments against the specially benefitted property within the boundaries of the District, including but not limited to, the Herons Glen, Del Vera and Mystic subdivisions, North Fort Myers, Lee County, Florida, for the purposes of acquisition, operation, maintenance, replacement and management of the District’s Recreation Facilities, all as more fully described in **Resolution No. 2024-09**.

Pursuant to Resolution No. **2024-09**, the District has stated its intent to use methods of collecting the Special Assessments authorized by Chapters 170 and/or 197, Florida Statutes. Failure of a property owner in the District to pay the Special Assessments levied on such owner’s property when due will cause a tax certificate to be issued if the assessment is placed on the tax roll, or a lien to be filed upon such property if the assessment is not placed on the tax roll, either of which may result in loss of title to the property. The total amount of all proposed assessments is **\$3,702,232.00**.

All affected property owners have the right to appear at the Public Hearing and the right to file written objections with the District within twenty (20) days from the date of this notice. If a person decides to appeal any decisions made by the Board of the District with respect to any matters considered at the Public Hearing, that person will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

Any person requiring special accommodations 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 prior to the meeting.

HERONS GLEN RECREATION DISTRICT
Dated: **June 14, 2024**

RESOLUTION NO. 2024-10

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.

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HERONS GLEN RECREATION DISTRICT:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. The Board of Supervisors (the "Board") of the Herons Glen Recreation District (the "District") is authorized to adopt this Resolution under the authority granted by the provisions of Chapter 418, Part II, Florida Statutes, as amended, its Charter (Ordinance No. 98-08 adopted by Lee County, Florida on April 28, 1998, as amended by Ordinances 98-18 and 2- 25), Chapters 418, 197 and 189, Florida Statutes and other applicable provisions of law (collectively, the AAct@).

SECTION 2. FINDINGS.

A. The District is a local unit of special purpose government organized and existing under and pursuant to Chapter 418, Part II, Florida Statutes and the Act.

B. The District was established for the purpose of acquiring, purchasing, constructing, improving, and equipping recreational facilities of all types, and with authority to expend funds to collect its special assessments.

C. The Board hereby determines that expenditures described below to be made from the District's Operating funds are necessary and prudent and in the best interests of the District.

SECTION 3. AUTHORIZATION. The Chairman, Vice-Chairman, other officers of the District, and the District Manager are authorized and directed to expend the funds in amounts not to exceed those described for the following items or services:

A. Expend from 2023/2024 Operating Budget for preparation of the District's 2024/2025 Assessment Roll for Tax Collector by PFM Group Consulting, LLC, in an amount not to exceed \$5,000.00.

SECTION 4. MISCELLANEOUS. The Chairman, Vice-Chairman, other officers of the District, and the District Manager, are authorized and directed to execute and deliver all documents, contracts, instruments, and certificates and to take all actions and steps on behalf of the District that are necessary or desirable in connection with the authorization granted herein if not inconsistent with the terms and provisions of this Resolution.

SECTION 5. SEVERABILITY. Should any sentence, section, clause, part, or provision of this Resolution be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of this Resolution as a whole, or any part thereof, other than the part declared invalid.

SECTION 6. EFFECTIVE DATE. This Resolution shall be effective immediately upon its adoption.

PASSED AND ADOPTED at a meeting of the Board of Supervisors of the Herons Glen Recreation District this 14th day of June 2024.

**HERONS GLEN RECREATION
DISTRICT**


Howard Young, Chair

ATTEST:


District Secretary *Bill Kukoski*

RESOLUTION NO. 2024-11

A RESOLUTION OF THE HERONS GLEN RECREATION DISTRICT APPROVING EXPENDITURES FROM 2020 BOND FUNDS FOR BALLROOM UPDATE AND EQUIPMENT, PICKLEBALL COURT ADDITION, AND GOLF COURSE RENOVATIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HERONS GLEN RECREATION DISTRICT:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. The Board of Supervisors (the “Board”) of the Herons Glen Recreation District (the “District”) is authorized to adopt this Resolution under the authority granted by the provisions of Chapter 418, Part II, Florida Statutes, as amended, its Charter (Ordinance No. 98-08 adopted by Lee County, Florida on April 28, 1998, as amended by Ordinances 98-18 and 2- 25), Chapters 418, 197 and 189, Florida Statutes and other applicable provisions of law (collectively, the “Act”).

SECTION 2. FINDINGS.

A. The District is a local unit of special purpose government organized and existing under and pursuant to Chapter 418, Part II, Florida Statutes and the Act.

B. The District was established for the purpose of acquiring, purchasing, constructing, improving and equipping recreational facilities of all types, including land, improvements, and equipment such as golf, tennis, restaurant, and club facilities, which are owned or operated by the District for the benefit of the community.

C. The Board hereby determines that expenditures described below to be made from the District’s Bond funds for Ball Room Improvement Projects.

D. This Resolution, in part, ratifies prior Board action taken by the Board.

SECTION 3. AUTHORIZATION. The Chairman, Vice-Chairman, other officers of the District and the District Manager are authorized and directed to expend the funds in an amount not to exceed those described for the following items or services:

A. From the 2020 Bond Acquisition and Construction funds the not to exceed amounts set forth below:

- 1. \$9,500 for Refrigeration Unit with installation as part of Ballroom Update project; and**
- 2. \$33,000 for Back Bar Equipment and Beer Delivery System as part of Ballroom Update project; and**

3. **\$6,200 for Lightning Detector as part of Pickleball Court Addition project; and**
4. **\$28,400 for Range Targets as part of Golf Course Renovations project; and**
5. **\$115,000 for Ballroom Bar Renovations as part of Ballroom Update project.**

SECTION 4. MISCELLANEOUS. The Chairman, Vice-Chairman, other officers of the District and the District Manager, are authorized and directed to execute and deliver all documents, contracts, instruments and certificates and to take all actions and steps on behalf of the District that are necessary or desirable in connection with the authorization granted herein if not inconsistent with the terms and provisions of this Resolution.

SECTION 5. SEVERABILITY. Should any sentence, section, clause, part or provision of this Resolution be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of this Resolution as a whole, or any part thereof, other than the part declared invalid.

SECTION 6. EFFECTIVE DATE. This Resolution shall be effective immediately upon its adoption.


PASSED AND ADOPTED at a meeting of the Board of Supervisors of the Herons Glen Recreation District on this 5th day of August 2024.

**HERONS GLEN RECREATION
DISTRICT**



Peter Overs, Vice Chair

ATTEST:



District Secretary

RESOLUTION NO. 2024-12

A RESOLUTION OF THE HERONS GLEN RECREATION DISTRICT AMENDING THE DISTRICTS' POLICIES AND PROCEDURES REGARDING GOLF CART TIRES; PROVIDING FOR GENERAL AUTHORITY; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HERONS GLEN RECREATION DISTRICT:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. The Board of Supervisors (the "Board") of the Herons Glen Recreation District (the "District") is authorized to adopt this Resolution under the authority granted by the provisions of Chapter 418, Part II, Florida Statutes, as amended, Ordinance No. 98-08 adopted by Lee County, Florida on April 28, 1998, as amended, and other applicable provisions of law (collectively, the "Act").

SECTION 2. FINDINGS.

- A. Pursuant to the Act, the District shall set its operating policies.
- B. The District has previously adopted from time to time Policies, Procedures and Rules and Regulations.
- C. District now desires to amend its Policies and Procedures regarding the tires on golf carts accessing District facilities.
- D. This Resolution ratifies Board action taken at its July 15, 2024 regular meeting.

SECTION 3. PREVIOUSLY ADOPTED POLICIES. The District hereby acknowledges and ratifies its previously adopted policies which are not inconsistent with this Amendment.

SECTION 4. AMENDMENT OF POLICIES AND PROCEDURES. The Policies and Procedures of the District pertaining to Privately Owned or Leased Gold Carts accessing District facilities are hereby amended in accordance with the following:

Exhibit "A" attached hereto and incorporated herein.

SECTION 5. SEVERABILITY. Should any sentence, section, clause, part or provision of this resolution or the attachments hereto be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of this resolution as a whole or any part thereof other than the part declared invalid.

SECTION 6. EFFECTIVE DATE. This resolution shall be effective immediately upon its adoption.

PASSED AND ADOPTED at a meeting of the Board of Supervisors of the Herons Glen Recreation District this 5th day of August 2024.

HERONS GLEN RECREATION DISTRICT



Peter Over, Vice Chair

ATTEST:



District Secretary

EXHIBIT A

- c. Submissions Management deems to be for the personal gain of the provider will be considered commercial.
- d. Details on ticketed events will be published no more than six (6) weeks prior to the event. Simple "Save the Date" announcements are not subject to this time restriction and may be posted earlier at the discretion of Management.
- e. The District will not publish material Management deems to be an opinion piece or information that expresses a particular political position.

B. Cashless Policy

Hérons Glen is a cashless facility. Cash payments will not be accepted. Charges may be paid through the Residents' house accounts, debit or credit cards. Personal or commercial checks will be accepted with proper identification. This cashless policy applies to Residents and all other customers.

C. Animals

No pets are allowed in any District buildings or on any recreation facilities, including covered outside areas and including but not limited to the enclosed or improved play areas, such as pool and deck, tennis, bocce, shuffleboard and pickleball courts, golf course and practice facilities.

1. When on other District property, pets shall be confined on a leash held by a responsible person.
2. Persons walking pets shall be responsible for removing all solid pet waste and properly disposing of it.
3. Service animals and animals that are part of educational programs and accompanied by handlers, subject to the approval of Management are the exception.
4. Service animals are defined by the Federal Americans with Disabilities Act and Florida Statute. According to definitions within these laws, emotional support animals are not service animals.

D. Vehicles

Vehicles include automobiles, carts, mopeds, bicycles, motorcycles, RV's and all other modes of transport.

1. All must obey traffic signs and/or other posted traffic and parking instructions.
2. All vehicles must use caution when in the area of other vehicles or pedestrians.
3. No vehicles may be stored or left overnight on any District property without prior approval of Management. Such approval is not to exceed 7 nights.
4. Parking citations will be issued by HOA Roving Patrol Officer. Citations will be placed on the vehicle with a copy provided to Management.
5. Management may issue a warning or fine to the lot owner in accordance with the Rules & Regulations.
6. Additional action may be taken by the Board as allowed by Governing Documents of Herons Glen, including towing and booting. No prior notice is required other than the existence of appropriate signage as may be required by Florida statutes.
7. Owners will be held fully responsible for any and all damages caused by the owner or the owner's guest. The costs resulting from any and all such damages, including legal fees incurred by the District, will be charged to the Owner.

E. Privately owned or Leased Golf carts

1. Residents of the District may privately own or lease one or more golf carts. Each privately owned or leased golf cart will be assigned a registration number that is the same as the Resident's lot number. Numbers shall be affixed on both sides of the cart, a minimum of two inches high and in a contrasting color so as to be easily readable.
2. Residents may use their golf carts on District Property, however all carts driven onto the golf course or any district facilities or property must be registered. Management designates the District department responsible for the registration of all privately owned or leased golf carts.
3. Privately owned or leased carts must be electrically powered and equipped with headlights and taillights or reflectors if used after dusk.
4. Privately owned or leased carts must meet (ANSI) Safety Standards for golf carts.

5. Each operator of a private cart must be at least 18 years old or have a valid driver's license.
6. Residents using a privately owned or leased golf cart within the District, including on the Golf Course, will be held fully responsible for any and all damages caused by the golf cart during its use by the Resident or their guests. The Resident will reimburse the District for any and all damages, including damage to other golf carts and any property of the District. Golf cart liability insurance may be available through the Resident's Homeowner's insurance policy.
7. Privately owned or leased golf carts used on the Golf Course must adhere to the following in order to minimize stress and damage to the golf course turf:
 - a. Six-passenger golf carts and those that weigh over 1800 pounds are prohibited on the course.
 - b. All golf carts entering the golf course must have "turf-safe" tires that can negotiate both paved surfaces and grass without causing damage.
 - c. The tire manufacturer must refer to the tire as a "golf course tire."
 - d. Tires must have a rounded vertical tread with a maximum depth of ¼ inch.
 - e. The total tire width must be a minimum of 8 inches.
 - a. Tires may change from year to year; therefore, the plicy may be modified from time to time in accordance with industry standards.

Adopted at the June 14, 2024 Board Meeting

F. Recreational Use of Lakes and Ponds

1. In accordance with Herons Glen Country Club Covenants, Article XVI, the Board may permit use of wetlands, lakes, ponds, and streams within the Recreational Facilities for recreational use.
2. The District shall not be responsible for any loss or injury incurred as a result of such use.
3. Residents are authorized to use a District designated lake for the sailboat club with access via the cart path.
4. Residents are authorized to use District designated lakes for fishing; however access to the water body must be reached without trespassing on other District, or private property, such as via road or multi-purpose path.
5. No other use of District designated lakes is permitted.

G. Irrigation

1. As outlined in Herons Glen's Community Covenants, the District owns the Common Lot Irrigation System (CLIS) and provides irrigation to all Lots and Common Areas.
 - a. No sprinkler or irrigation systems may be installed, constructed, or operated within the District, other than by the District.
 - b. Some of the Recreational Facilities are irrigated with effluent.
 - c. CLIS charges are part of the District's annual budget and Operations and Maintenance assessments billed to owners.
2. The District has a blanket easement over all properties within Herons Glen for ingress and egress and for designing, studying, mapping, engineering, improving or adding to, maintaining, operating and servicing the CLIS.
 - a. The District is responsible to:
 - 1) Maintain, replace and repair the CLIS.
 - 2) Keep the CLIS in good working order sufficient to provide irrigation service.
 - 3) The District may be able to provide additional irrigation water for new plantings and sod. However, no additional water will be provided during periods of drought or during the months of February, March and April. Homeowners are encouraged to hand water their new landscaping in accordance with Lee County water restrictions.
 - b. Owners are responsible for:
 - 1) Edging the grass around the sprinkler heads so the grass does not interfere with the operation of the sprinkler head.
 - 2) Trimming landscape plants so as not to interfere with the operation of the CLIS sprinkler system.
 - 3) Contacting the District concerning sufficient irrigation.

RESOLUTION NO. 2024-13

A RESOLUTION OF THE HERONS GLEN RECREATION DISTRICT AMENDING THE DISTRICTS' RULES AND REGULATIONS REGARDING GOLF CARTS; PROVIDING FOR GENERAL AUTHORITY; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HERONS GLEN RECREATION DISTRICT:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. The Board of Supervisors (the "Board") of the Herons Glen Recreation District (the "District") is authorized to adopt this Resolution under the authority granted by the provisions of Chapter 418, Part II, Florida Statutes, as amended, Ordinance No. 98-08 adopted by Lee County, Florida on April 28, 1998, as amended, and other applicable provisions of law (collectively, the "Act").

SECTION 2. FINDINGS.

- A. Pursuant to the Act, the District shall set its operating policies.
- B. The District has previously adopted from time to time Policies, Procedures and Rules and Regulations.
- C. District now desires to amend its Rules and Regulations regarding golf carts permitted on the Golf Course.
- D. This Resolution ratifies Board action taken at its July 15, 2024 regular meeting.

SECTION 3. PREVIOUSLY ADOPTED RULES AND REGULATIONS. The District hereby acknowledges and ratifies its previously adopted Rules and Regulations.

SECTION 4. AMENDMENT OF RULES AND REGULATIONS. The Rules and Regulations of the District pertaining to Golf Carts permitted on the District's Golf Course are hereby amended in accordance with the following:


Exhibit "A" attached hereto and incorporated herein.

SECTION 5. SEVERABILITY. Should any sentence, section, clause, part or provision of this resolution or the attachments hereto be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of this resolution as a whole or any part thereof other than the part declared invalid.

SECTION 6. EFFECTIVE DATE. This resolution shall be effective immediately upon its adoption.

PASSED AND ADOPTED at a meeting of the Board of Supervisors of the Herons Glen Recreation District this 5th day of August 2024.

HERONS GLEN RECREATION DISTRICT



Peter Overs, Vice Chair

ATTEST:



District Secretary

EXHIBIT A

K. Recreational Use of Lakes and Ponds

1. Swimming, playing or wading in any of the lakes on the premises is not permitted.
2. Walking, climbing, sitting, fishing or any other activity on rip rap (rocks) is not permitted.
3. Entering the waters of the lakes on the premises, other than by Management employees, is not permitted.
4. Residents are authorized to use a District designated lake for the sailboat club with access via the cart path.
5. Residents are authorized to use lakes for fishing; however access to the water body must be reached without trespassing on the golf course, the rip rap or private property, such as via road or multi-purpose path.
6. No other use of District designated lakes is permitted.

L. Vehicles

1. Vehicles include automobiles, carts, mopeds, bicycles, motorcycles, RV's and all other modes of transport.
 - a. All vehicles must obey traffic signs and/or other posted traffic and parking instructions.
 - b. There will be no parking of vehicles (golf carts, bicycles, autos, motorcycles, etc.) under the front entrance portico at any time. All vehicles shall park in areas designated as parking areas. The entrance to the lobby must be available for emergency vehicles and vehicles dropping off passengers.
 - c. No vehicles of any kind, may be driven or parked on pavers at any time anywhere within the District without specific management approval. This includes, but is not limited to the pavers adjacent to the ballroom and those near the sports complex. Parking in these areas inhibits ingress/egress from the facilities and creates broken pavers and battery acid stains during rain events.
 - d. Neither Residents nor their guests are permitted to park vehicles overnight on District property without prior approval of Management. Approval cannot be given to park any vehicle on District property for more than 7 days during any 30 day period.
 - e. The District will not be responsible for any damages or theft that may occur to any parked vehicle.
2. Privately owned or leased golf carts
 - a. Residents may use their privately owned or leased golf carts on District property which includes the golf course, outdoor amenities and parking areas; however, all carts driven on any District property **must** be registered.
 - 1) Each privately owned golf cart will be assigned a registration number that will coincide with the owner's lot number.
 - 2) Multiple golf carts owned by a resident will be given the same registration number, which will be the resident's lot number.
 - 3) Registration numbers must be clearly visible on both sides of the golf cart, underneath the seating area.
 - 4) Registration will be handled by the designated District department, currently the Golf Shop.
 - 5) Custom numbering applied or painted on the cart by other than the Golf Shop must be a minimum of 3 inches high.
 - b. Residents with privately owned or leased golf carts are required to ensure that the use of their cart is restricted to individuals who will operate the cart in a safe, prudent manner and in accordance with all regulations.
 - c. Residents using a privately owned or leased golf cart will be held fully responsible for any and all damages caused by the golf cart used by the Member or Guests. The Member will reimburse the District for any and all damages including damage to other golf carts and any property of the District. (Private insurance is generally available for golf carts through an insurance agent.)
 - d. Anyone operating a golf cart within the District, including on the Golf Course, must be at least eighteen (18) years of age or have a valid automobile driver's license.
 - e. Privately owned or leased carts must meet (ANSI) Safety Standards for golf carts.
 - f. Privately owned or leased carts must be electrically powered and equipped with headlights and taillights or reflectors if used after dusk. Parking of golf carts is allowed in designated parking areas only.
 - g. Golf carts operated within the District must be free of commercial advertisements. Corporate logos or other business markings may be applied as long as the logo or markings do not contain any contact information.
 - h. Only those carts meeting the adopted policies for use on Herons Glen golf course may be used on the course.

RESOLUTION NO. 2024-14

A RESOLUTION OF THE HERONS GLEN RECREATION DISTRICT AMENDING AND ADOPTING THE DISTRICT'S CAPITAL AND DEFERRED MAINTENANCE FINANCIAL MODEL; PROVIDING FOR GENERAL AUTHORITY; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HERONS GLEN RECREATION DISTRICT:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. The Board of Supervisors (the "Board") of the Herons Glen Recreation District (the "District") is authorized to adopt this Resolution under the authority granted by the provisions of Chapter 418, Part II, Florida Statutes, as amended, Ordinance No. 98-08 adopted by Lee County, Florida on April 28, 1998, as amended, and other applicable provisions of law (collectively, the "Act").

SECTION 2. FINDINGS.

- A. Pursuant to the Act, the District shall set its operating policies.
- B. The District adopted its Capital and Deferred Maintenance Financial Model in its July 15, 2024 meeting.
- C. This Resolution ratifies the Board's prior action taken at its July 15, 2024 meeting.

SECTION 3. ADOPTED POLICIES. The District hereby adopts its Capital and Deferred Maintenance Financial Model, as more particularly described in the attached **Exhibit "A."**

SECTION 4. SEVERABILITY. Should any sentence, section, clause, part or provision of this resolution or the attachments hereto be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of this resolution as a whole or any part thereof other than the part declared invalid.

SECTION 5. EFFECTIVE DATE. This resolution shall be effective immediately upon its adoption.

PASSED AND ADOPTED at a meeting of the Board of Supervisors of the Herons Glen Recreation District this 5th day of August 2024.

HERONS GLEN RECREATION DISTRICT



Peter Over, Chair

ATTEST:



District Secretary

EXHIBIT A

CAPITAL AND DEFERRED MAINTENANCE FINANCIAL MODEL

Herons Glen Recreational District Long Term Deferred Maintenance Model (August 2024)

HGRD DEFERRED MAINTENANCE FY24-25 THROUGH FY33-34											
Inflation	3%										
Earned Interest	3%										
		FY24-25	FY25-26	FY26-27	FY27-28	FY28-29	FY29-30	FY30-31	FY31-32	FY32-33	FY33-34
Assessment	YoY inflationary increase	\$302	\$311	\$320	\$330	\$340	\$350	\$361	\$371	\$383	\$394
Assessment Income	Assessment X 1300	\$392,600	\$404,378	\$416,509	\$429,005	\$441,875	\$455,131	\$468,785	\$482,848	\$497,334	\$512,254
New Home Income	Estimate	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Total Income		\$392,600	\$404,378	\$416,509	\$429,005	\$441,875	\$455,131	\$468,785	\$482,848	\$497,334	\$512,254
Deferred Maint Spending	Club Benchmarking	\$399,000	\$442,000	\$451,000	\$467,000	\$524,000	\$566,000	\$426,000	\$594,000	\$534,000	\$653,000
Contingency		75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
Net Deferred Maint Spending		\$299,250	\$331,500	\$338,250	\$350,250	\$393,000	\$424,500	\$319,500	\$445,500	\$400,500	\$489,750
Small Equipment	Club Benchmarking	\$41,000	\$73,000	\$107,000	\$123,000	\$110,000	\$51,000	\$125,000	\$73,000	\$77,000	\$121,000
CarryOver Def Maint	PC Estimate	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Spending		\$340,250	\$404,500	\$445,250	\$473,250	\$503,000	\$475,500	\$444,500	\$518,500	\$477,500	\$610,750
Net Income-Spending		\$52,350	(\$122)	(\$28,741)	(\$44,245)	(\$61,125)	(\$20,369)	\$24,285	(\$35,652)	\$19,834	(\$98,496)
Starting Reserve		\$750,000									
Reserve Balance (Y/E)		\$802,350	\$802,228	\$773,487	\$729,242	\$668,117	\$647,748	\$672,033	\$636,381	\$656,215	\$557,719
Interest Income		\$24,071	\$24,067	\$23,205	\$21,877	\$20,044	\$19,432	\$20,161	\$19,091	\$19,686	\$16,732
Final Reserve Balance		\$826,421	\$826,295	\$796,692	\$751,119	\$688,160	\$667,180	\$692,194	\$655,473	\$675,902	\$574,451
Target Def Maint Reserve		\$500,000	\$515,000	\$530,450	\$546,364	\$562,754	\$579,637	\$597,026	\$614,937	\$633,385	\$652,387
Delta to Target		\$326,421	\$311,295	\$266,242	\$204,756	\$125,406	\$87,543	\$95,167	\$40,536	\$42,516	(\$77,936)

RESOLUTION NO. 2024-15
A RESOLUTION OF THE HERONS GLEN RECREATION DISTRICT APPROVING A FINAL BUDGET FOR THE 2024-2025 FISCAL YEAR; PROVIDING FINDINGS; PROVIDING CONFIRMATION OF ANNUAL BUDGET; PROVIDING FOR ANNUAL ASSESSMENTS AND QUARTERLY INSTALLMENTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HERONS GLEN RECREATION DISTRICT:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. The Board of Supervisors (the “Board”) of the Herons Glen Recreation District (the “District”) is authorized to adopt this Resolution under the authority granted by the provisions of Chapter 418, Florida Statutes, as amended, its Charter (Ordinance No. 98-08 adopted by Lee County, Florida on April 28, 1998, as amended), Chapter 189, Florida Statutes, Chapter 170, Florida Statutes, and Chapter 197, Florida Statutes and other applicable provisions of law (collectively, the “Act”).

SECTION 2. FINDINGS. The Board of Supervisors hereby finds and determines as follows:

A The District is a local unit of special purpose government organized and existing under and pursuant to Chapter 418, Florida Statutes. The District was established for the purpose of acquiring recreational facilities (hereinafter defined). The District is authorized, pursuant to the Act, to acquire recreational facilities, to equip and improve such facilities, to operate and maintain such facilities and to enter into arrangements with others to accomplish such purposes, and to levy non-ad valorem special assessments, among other purposes. In furtherance thereof, the District acquired the Recreational Facilities. For purposes hereof, the term “Recreational Facilities” shall mean the recreational and related facilities comprised of land, improvements, and equipment owned or controlled by the District.

B The District has heretofore determined that the acquisition of the Recreational Facilities, the operation, improvement and maintenance of them, and the levying of the Special Assessments for such purposes serves a proper, essential and valid public purpose.

C On June 14, 2024, the District held a public meeting wherein, the District, among other matters, considered the preliminary Budget for the District’s 2024-2025 fiscal year and adopted Resolution 2024-09 setting forth the District’s 2024-2025 Preliminary Budget, proposed assessments to fund that budget, and set a Public Hearing (the Final Adoption Hearing”) for September 5, 2024 for the Board’s consideration and adoption of the District’s final 2024-2025 Annual Budget and special assessments to fund that Budget.

D On the date set forth below, the District held a public meeting and conducted a Public Hearing. At that meeting, the District, among other matters, considered the adoption of a final Budget for the District’s 2024-2025 fiscal year which Budget is intended to serve the need to

operate and maintain the District and its Recreational Facilities for the period October 1, 2024 to September 30, 2025.

SECTION 3. APPROVAL AND CONFIRMATION OF 2024-2025 ANNUAL BUDGET. The 2024-2025 Budget, attached hereto as **Exhibit A**, including the final per unit annual assessments stated therein, is hereby approved, confirmed and adopted.

SECTION 4. PAYMENT OF SPECIAL ASSESSMENTS. The per unit Special Assessments described in the final approved 2024-2025 Annual Budget shall be payable annually in quarterly installments, or in such other periodic installments, including monthly, as the Board may from time to time determine; except that such assessments on lots the owners of which are, presently, two or more quarters delinquent in paying past assessments during the District's current fiscal year, may be collected on the County Tax Roll.

SECTION 5. SEVERABILITY. Should any sentence, section, clause, part or provision of this Resolution be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of this Resolution as a whole, or any part thereof, other than the part declared invalid.

SECTION 6. EFFECTIVE DATE. This Resolution shall be effective immediately upon its adoption.

PASSED AND ADOPTED at a Special Meeting of the Board of Supervisors of the Herons Glen Recreation District this 5th day of September 2024.

[SEAL]

ATTEST:



District Secretary

**HERONS GLEN RECREATION
DISTRICT**



Peter Overs, its Vice Chair

Exhibit A

FY 2023-24 *Approved Budget*

FY 2024-25 *Proposed Budget - Resolution 2024-09 06/14/2024*

	Assessments	Other Revenue	Expenditures	Assessments	Other Revenue	Expenditures	Assessment % Change
HGRD Operations & Maintenance							
Administration	\$ 1,099,662	\$ 169,724	\$ 1,269,386	\$ 1,276,194	\$ 171,729	\$ 1,447,923	16.1%
Food & Beverage	433,760	1,545,429	1,979,189	549,860	1,468,640	2,018,500	26.8%
Clubhouse	964,839	11,800	976,639	960,379	5,800	966,179	-0.5%
Fitness	85,685	4,200	89,885	65,872	5,000	70,872	-23.1%
CLIS	303,316	242,364	545,680	313,028	249,635	562,663	3.2%
Pro Shop	-	2,540,985	726,919	-	2,626,310	830,195	
Golf Maintenance	-	-	1,813,146	-	-	1,796,116	
<i>Total Operations (rounded)</i>	<u>\$ 2,887,262</u>	<u>\$ 4,514,502</u>	<u>\$ 7,401,764</u>	<u>\$ 3,165,333</u>	<u>\$ 4,527,114</u>	<u>\$ 7,692,447</u>	<u>9.6%</u>
Deferred Maint Reserve Fund	\$ 381,928			\$ 392,600			2.8%
Capital Reserve Fund	\$ 325,000			\$ 144,300			-55.6%
<i>Total Annual Assessment</i>	<u>\$ 3,594,191</u>			<u>\$ 3,702,233</u>			<u>3.0%</u>
Losses Reserve Fund (FY 2023-24 only)*	\$ -			\$ -			
TOTAL HGRD	<u>\$ 3,594,191</u>			<u>\$ 3,702,233</u>			

	(pre-tax)	2023-24	2024-25	% Change
Golf Membership Fees				
Resident Household		\$ 5,438	\$ 5,600	3.0%
Resident Single		3,399	3,500	3.0%
Tennis Association Fee		\$ 10,000	\$ 4,000	-60.0%

	2023-24 Annual	2024-25 Annual	2024-25 Quarterly	\$ Δ Annual	% Change
O&M Assessment per lot: (rounded)					
O&M	\$ 2,221	\$ 2,435	\$ 609	\$ 214	9.6%
Capital Reserve*	250	111	28	(139)	-55.6%
Deferred Maint Reserve*	294	302	76	8	2.8%
Total O&M, Cap & Def Asmnt:	2,765	2,848	712	83	3.0%
Losses Reserve Replenishment Asmnt	300	-	-	(300)	
Total O&M, Cap, Def & Loss Spec Asmnt:	<u>\$ 3,065</u>	<u>\$ 2,848</u>	<u>\$ 712</u>	<u>\$ (217)</u>	

*Reserves calculated based on planning model

Debt service (bond payments) are an amount of \$1,424.58 per year, which will appear on your Lee County Property Tax bill.

HERONS GLEN RECREATION DISTRICT 2024-2025 PROPOSED CONSOLIDATED BUDGET

	Forward/Rsv from FY2023-24	Assessments	Other Revenue	Appropriated Expenditures	Forward/Rsv to FY2025-26
HGRD Operations & Maintenance					
Administration		\$ 1,276,194	\$ 171,729	\$ 1,447,923	
Food & Beverage		549,860	1,468,640	2,018,500	
Clubhouse		960,379	5,800	966,179	
Fitness		65,872	5,000	70,872	
CLIS		313,028	249,635	562,663	
Pro Shop		-	2,626,310	830,195	
Golf Maintenance		-	-	1,796,116	
Total Operations		\$ 3,165,333	\$ 4,527,114	\$ 7,692,447	
HGRD Reserves					
Deferred Maint Reserve Fund	\$ 750,000	\$ 392,600	\$ -	\$ 1,142,600	\$ -
Capital Reserve Fund	\$ 4,900,000	\$ 144,300	\$ -	\$ 5,044,300	\$ -
Golf Course Special Improvements	\$ 75,000	\$ -	\$ -	\$ 75,000	\$ -
Losses Reserve Fund	\$ 660,000	\$ -	\$ -	\$ 660,000	\$ -
Total Reserves & Expenditures	\$ 6,385,000	\$ 536,900	\$ -	\$ 6,921,900	\$ -
Held by HGRD		\$14,614,347		\$14,614,347	
Series 2020 Bonds					
Construction and Acquisition Fund	\$ 1,300,000	\$ -	\$ -	\$ 1,300,000	\$ -
Rebate Account Fund	\$ 50,500			\$ 50,500	\$ -
Bond Payment - <i>Lee County Tax Collector</i>	\$ -	\$ 1,851,954	\$ -	\$ -	\$ -
Lee County Collections and Discounts	-	-	-	67,229	-
Debt Service	-	-	-	1,784,725	-
Held by Bond Trustee - US Bank	\$ 1,350,500	\$ 1,851,954	\$ -	\$ 3,202,454	\$ -
		\$3,202,454		\$3,202,454	
TOTAL FY2025 HERONS GLEN RECREATION DISTRICT					
	\$ 7,735,500	\$ 5,554,187	\$ 4,527,114	\$ 17,816,801	\$ -
GRAND TOTAL		\$17,816,801		\$17,816,801	

RESOLUTION NO. 2024-16

A RESOLUTION OF THE HERONS GLEN RECREATION DISTRICT FINDING SPECIAL BENEFITS; APPROVING METHODOLOGY FOR ASSESSMENT AND COLLECTION AND FINAL 2024-2025 ASSESSMENT ROLL; PROVIDING FOR PAYMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HERONS GLEN RECREATION DISTRICT:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. The Board of Supervisors (the “Board”) of the Herons Glen Recreation District (the “District”) is authorized to adopt this Resolution under the authority granted by the provisions of Chapter 418, Florida Statutes, as amended, its Charter (Ordinance No. 98-08 adopted by Lee County, Florida on April 28, 1998, as amended), Chapters 189, 170 and 197, Florida Statutes and other applicable provisions of law (collectively, the “Act”).

SECTION 2. FINDINGS. The Board of Supervisors (“Board”) hereby finds and determines as follows:

A The District is a local unit of special purpose government organized and existing under and pursuant to Chapter 418, Florida Statutes. The District was established for the purpose of acquiring recreational facilities (hereinafter defined) for the benefit of residents of the Herons Glen community. The District was authorized, pursuant to the Act, to acquire recreational facilities, to levy non-ad valorem special assessments (the “Special Assessments”) and to issue Special Assessment Bonds, which it did as Series 1999 and Series 2006 and Series 2020 (the “Bonds”), payable from such Special Assessments to pay the costs and expenses of such acquisition, among other purposes. In furtherance thereof, the District acquired and is acquiring the Recreational Facilities. For purposes hereof, the term “Recreational Facilities” shall mean the recreational facilities comprised of land, improvements, facilities and equipment located within or without the District which facilities are owned or operated by the District.

B The District has heretofore determined, and had validated by Judicial decree, that the acquisition of said Recreational Facilities, the issuance of the Bonds and the levying of the Special Assessments to repay the Bonds serves a proper, essential and valid public purpose.

C Pursuant to Resolutions No. 99-02, No. 2006-10, and 2020-33, among others, the District approved Special Assessment Methodologies prepared by Fishkind & Associates and PFM Financial which methodologies determined that all residential property in the Herons Glen District is specially benefitted by the District’s acquisition and operation of the Recreational Facilities, all as is more particularly set forth in Resolution 2020-40.

D. Pursuant to Resolutions 2006-11 and 2006-24, and 2020-33 the District has previously imposed Special Assessments for Bond refunding, which assessments are collected by the Uniform Method described in Sections 197.3632 and 197.3635, Florida Statutes (the “bond debt service”).

E. The District hereby finds and determines that the continued payment of bond debt service, the operation, improvement and maintenance of the Recreational Facilities and the operation of the District to carry out such purposes will specially benefit all real property within the Herons Glen community by enhancing the aesthetic qualities and the actual, as well as potential, recreational opportunities of the property owners and their guests and, thereby, will enhance the property values of all real property located within the Herons Glen District.

F. On June 14, 2024, the District adopted, Resolution 2024-09, approving a preliminary budget report for the operation, improvement and maintenance of the Recreational Facilities and the District for the District's 2024-2025 fiscal year and expressing therein its intent to fund the same by the levy of special assessments on all platted lots within the District.

G. On September 5, 2023, the District adopted its Final Budget for the year 2024-2025, pursuant to Resolution 2024-15.

H. As required by Chapters 170 and 197, Florida Statutes, Resolution No. 2024-09 evidenced the District's intent to adopt a non-ad valorem assessment roll levying the Special Assessments and called for a public hearing to be held on September 5, 2024 ("Public Hearing") for the Board to consider the adoption of a final assessment roll. In accordance with Chapter 170 and Section 197.3632, Florida Statutes, at least twenty (20) days prior to the Public Hearing, notice thereof (the "Public Hearing Notice") was given by first-class United States mail and by appropriate publication in a newspaper generally circulated within Lee County, Florida.

I. On this date, at the time and place specified in the September 5, 2024 Public Hearing Notice, the Board met as an equalizing board, conducted a public hearing and heard and considered all comments and complaints as to: (i) the propriety and advisability of operating and maintaining the recreation facilities and District and of the District's related facilities, (ii) the cost thereof, (iii) the manner of payment therefor: (iv) the amount thereof to be assessed against each parcel of specially benefitted property, and (v) the special benefit to each existing and each potential residential lot within the District; and based thereon, has made such modifications in the preliminary assessment roll as it deems just and proper, commensurate with special benefit and fair apportionment.

J. Having considered the bond debt service requirements, the costs of the operation, improvement and maintenance of the Recreational Facilities and all complaints and evidence presented at such public hearing, the Board finds that: (i) each of the platted lots in the Recreation District will derive special benefits as a result of the operation and maintenance of the Recreational Facilities and the District; (ii) the estimated costs are reasonable; (iii) the Special Assessments described herein are an appropriate and reasonable method of paying for those costs; (iv) all of the residential property within the District and the Herons Glen community benefit equally from the operation and maintenance of the Recreational Facilities and the District, with the exception that undeveloped lots are entitled to a discount for the costs of the Common Lot Irrigation System (CLIS) service; (v) the allocation of such expenses on a per lot basis is a fair and reasonable method of allocation; (vi) the payment of the Special Assessments in not more than twelve (12) monthly installments or four quarterly installments, or in the case of the bond debt service assessments and Special Assessments on lots, the owners of which are presently two or more quarters delinquent,

by placement on the property tax bill as permitted by the “uniform method” of Chapter 197, Florida Statutes, with interest at the rates established by law, is appropriate; and (vii) the methods established for collecting the Special Assessments, including by direct bill and pursuant to Sections 197.3632 and 197.3635 for bond debt service and lots whose owners are, or have been, delinquent in paying assessments, are authorized and are appropriate.

K. Pursuant to the Public Hearing and Resolutions 2020-33 (Bond Assessment), 2024-09 (Preliminary Budget) and 2024-15 (Final Budget), the Special Assessments, all as specified in Exhibit “A” attached hereto, and bond debt service assessments previously approved, were equalized, approved, confirmed, fairly apportioned and levied and may be reported as the District’s Assessment Roll for the designated year.

SECTION 3. APPROVAL AND CONFIRMATION OF ASSESSMENT METHODOLOGY. The 2024-2025 Budget attached hereto as Exhibit “A”, including the final per unit Special Assessments, approved pursuant to Resolution 2024-15, is hereby confirmed and ratified. The Special Assessments against each parcel, and interest and penalties thereon, as set forth by law shall be and shall remain a legal, valid and binding obligation of each property owner and a first lien on such owner’s lot until paid; such lien shall be co-equal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

SECTION 4. OPERATION AND MAINTENANCE ASSESSMENT RECORD. The Special Assessments described in Resolutions 2020-33, 2024-09, 2024-15, and this Resolution are hereby confirmed and imposed.

SECTION 5. PAYMENT OF SPECIAL ASSESSMENTS. The Special Assessments on developed lots shall be payable in quarterly installments, or in such other manner as the District shall from time to time determine. Unless later revised by the Board, collection of the Special Assessments on lots the owners of which are, presently, two or more quarters delinquent in paying past assessments, shall be payable on the property tax bill pursuant to the Uniform Method set forth in Section 197.3632, Florida Statutes and said Special Assessment shall be included on each such bill along with the District’s bond debt service special assessments which are set forth in Resolutions 2020-33 and 2020-37.

SECTION 6. MISCELLANEOUS. The Chairman, Vice Chairman, Treasurer and Secretary of the Board, the General Manager and the District’s legal counsel are authorized and directed to execute and deliver all documents, contracts, instruments and certificates and to take all actions and steps on behalf of the District that are necessary or desirable in connection with the levy and collection of the Special Assessments which actions are not inconsistent with the terms and provisions of this Resolution.

SECTION 7. SEVERABILITY. Should any sentence, section, clause, provision or part of this Resolution, or the Special Assessments imposed hereby, be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of this Resolution as a whole, or any part thereof, other than the part declared invalid.

SECTION 8. EFFECTIVE DATE. This Resolution shall be effective immediately upon its adoption.

PASSED AND ADOPTED at a Special Meeting of the Board of Supervisors of the Herons Glen Recreation District on this 5th day of September 2024.

[SEAL]

ATTEST:

Sam A. Mas
District Secretary

**HERONS GLEN RECREATION
DISTRICT**



Peter Overs, its Vice Chair

FY 2023-24 Approved Budget

**FY 2024-25 Approved Budget -
Resolution 2024-15 09/05/2024**

	<u>Assessments</u>	<u>Other Revenue</u>	<u>Expenditures</u>	<u>Assessments</u>	<u>Other Revenue</u>	<u>Expenditures</u>	<u>Assessment % Change</u>
HGRD Operations & Maintenance							
Administration	\$ 1,099,662	\$ 169,724	\$ 1,269,386	\$ 1,276,194	\$ 171,729	\$ 1,447,923	16.1%
Food & Beverage	433,760	1,545,429	1,979,189	549,860	1,468,640	2,018,500	26.8%
Clubhouse	964,839	11,800	976,639	960,379	5,800	966,179	-0.5%
Fitness	85,685	4,200	89,885	65,872	5,000	70,872	-23.1%
CLIS	303,316	242,364	545,680	313,028	249,635	562,663	3.2%
Pro Shop	-	2,540,985	726,919	-	2,626,310	830,195	
Golf Maintenance	-	-	1,813,146	-	-	1,796,116	
<i>Total Operations (rounded)</i>	<u>\$ 2,887,262</u>	<u>\$ 4,514,502</u>	<u>\$ 7,401,764</u>	<u>\$ 3,165,333</u>	<u>\$ 4,527,114</u>	<u>\$ 7,692,447</u>	<u>9.6%</u>
Deferred Maint Reserve Fund	\$ 381,928			\$ 392,600			2.8%
Capital Reserve Fund	\$ 325,000			\$ 144,300			-55.6%
<i>Total Annual Assessment</i>	<u>\$ 3,594,191</u>			<u>\$ 3,702,233</u>			<u>3.0%</u>
Losses Reserve Fund (FY 2023-24 only)*	\$ -			\$ -			
TOTAL HGRD	<u>\$ 3,594,191</u>			<u>\$ 3,702,233</u>			
Golf Membership Fees	(pre-tax)	2023-24		2024-25			% Change
Resident Household		\$ 5,438		\$ 5,600			3.0%
Resident Single		3,399		3,500			3.0%
Tennis Association Fee		\$ 10,000		\$ 4,000			-60.0%

	<u>2023-24 Annual</u>	<u>2024-25 Annual</u>	<u>2024-25 Quarterly</u>	<u>\$ Δ Annual</u>	<u>% Change</u>
O&M Assessment per lot: (rounded)					
O&M	\$ 2,221	\$ 2,435	\$ 609	\$ 214	9.6%
Capital Reserve*	250	111	28	(139)	-55.6%
Deferred Maint Reserve*	294	302	76	8	2.8%
Total O&M, Cap & Def Asmnt:	2,765	2,848	712	83	3.0%
Losses Reserve Replenishment Asmnt	300	-	-	(300)	
Total O&M, Cap, Def & Loss Spec Asmnt:	<u>\$ 3,065</u>	<u>\$ 2,848</u>	<u>\$ 712</u>	<u>\$ (217)</u>	

*Reserves calculated based on planning model

Debt service (bond payments) are an amount of \$1,424.58 per year, which will appear on your Lee County Property Tax bill.

HERONS GLEN RECREATION DISTRICT 2024-2025 APPROVED CONSOLIDATED BUDGET - RESOLUTION 2024-15 09/05/2024

	Forward/Rsv from FY2023-24	Assessments	Other Revenue	Appropriated Expenditures	Forward/Rsv to FY2025-26
HGRD Operations & Maintenance					
Administration		\$ 1,276,194	\$ 171,729	\$ 1,447,923	
Food & Beverage		549,860	1,468,640	2,018,500	
Clubhouse		960,379	5,800	966,179	
Fitness		65,872	5,000	70,872	
CLIS		313,028	249,635	562,663	
Pro Shop		-	2,626,310	830,195	
Golf Maintenance		-	-	1,796,116	
Total Operations		\$ 3,165,333	\$ 4,527,114	\$ 7,692,447	
HGRD Reserves					
Deferred Maint Reserve Fund	\$ 750,000	\$ 392,600	\$ -	\$ 1,142,600	\$ -
Capital Reserve Fund	\$ 4,900,000	\$ 144,300	\$ -	\$ 5,044,300	\$ -
Golf Course Special Improvements	\$ 75,000	\$ -	\$ -	\$ 75,000	\$ -
Losses Reserve Fund	\$ 660,000	\$ -	\$ -	\$ 660,000	\$ -
Total Reserves & Expenditures Held by HGRD	\$ 6,385,000	\$ 536,900	\$ -	\$ 6,921,900	\$ -
		\$14,614,347		\$14,614,347	
Series 2020 Bonds					
Construction and Acquisition Fund	\$ 1,300,000	\$ -	\$ -	\$ 1,300,000	\$ -
Rebate Account Fund	\$ 50,500			\$ 50,500	\$ -
Bond Payment - <i>Lee County Tax Collector</i>	\$ -	\$ 1,851,954	\$ -	\$ -	\$ -
Lee County Collections and Discounts	-	-	-	67,229	-
Debt Service	-	-	-	1,784,725	-
Held by Bond Trustee - US Bank	\$ 1,350,500	\$ 1,851,954	\$ -	\$ 3,202,454	\$ -
		\$3,202,454		\$3,202,454	
TOTAL FY2025 HERONS GLEN RECREATION DISTRICT					
	\$ 7,735,500	\$ 5,554,187	\$ 4,527,114	\$ 17,816,801	\$ -
GRAND TOTAL		\$17,816,801		\$17,816,801	

RESOLUTION NO. 2024-17

A RESOLUTION OF THE HERONS GLEN RECREATION DISTRICT APPROVING EXPENDITURE FROM 2024/2025 OPERATING BUDGET FOR PREPARATION OF DISTRICT'S ANNUAL AUDIT REPORT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HERONS GLEN RECREATION DISTRICT:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. The Board of Supervisors (the "Board") of the Herons Glen Recreation District (the "District") is authorized to adopt this Resolution under the authority granted by the provisions of Chapter 418, Part II, Florida Statutes, as amended, its Charter (Ordinance No. 98-08 adopted by Lee County, Florida on April 28, 1998, as amended by Ordinances 98-18 and 2- 25), Chapters 418, 197 and 189, Florida Statutes and other applicable provisions of law (collectively, the AAct@).

SECTION 2. FINDINGS.

A. The District is a local unit of special purpose government organized and existing under and pursuant to Chapter 418, Part II, Florida Statutes and the Act.

B. The District was established for the purpose of acquiring, purchasing, constructing, improving and equipping recreational facilities of all types, and with authority to expend funds to collect its special assessments.

C. The Board hereby determines that expenditures described below to be made from the District's Operating funds are necessary and prudent and in the best interests of the District.

D. The District's Auditor Selection Committee, after Public Bidding, evaluation of 4 proposals and interviews with the applicants, has recommended the selection of Clifton Larson Allen, LLP to perform the District's Annual Audit and reporting to the Auditor General of the State of Florida

SECTION 3. AUTHORIZATION. The Chairman, Vice-Chairman, other officers of the District, and General Manager, subject to final review and approval of the contract by the General Manager and District Counsel, are authorized and directed to perform the following, including the expenditure of funds in amounts not to exceed those described for the following items or services:

A. To enter into a written agreement with CLA to perform the 2025 and subsequent Annual Audits and, subject to approval in each future annual budget, to expend from the District's Annual Operating Budget for preparation of the District's Annual Audit Reports by Clifton Larson Allen, LLP ("CLA"), in the following fixed annual amounts:

**Year 2025 - \$36,000.00 (plus 5% technology/client support fee) ; and
Year 2026 - \$38,00.00 (plus 5% technology/client support fee) ; and
Year 2027 - \$40,000.00 (plus 5% technology/client support fee) ; and
Year 2028 - \$42,000.00 (plus 5% technology/client support fee) ; and**

B. Subject to future annual review and approval by District and CLA, six one-year, continuing annual renewal options.

SECTION 4. MISCELLANEOUS. The Chairman, Vice-Chairman, other officers of the District and the District Manager, are authorized and directed to execute and deliver all documents, contracts, instruments and certificates and to take all actions and steps on behalf of the District that are necessary or desirable in connection with the authorization granted herein if not inconsistent with the terms and provisions of this Resolution.

SECTION 5. SEVERABILITY. Should any sentence, section, clause, part or provision of this Resolution be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of this Resolution as a whole, or any part thereof, other than the part declared invalid.

SECTION 6. EFFECTIVE DATE. This Resolution shall be effective immediately upon its adoption.

PASSED AND ADOPTED at a meeting of the Board of Supervisor of the Herons Glen Recreation District this 30th day of September 2024.

**HERONS GLEN RECREATION
DISTRICT**


Peter Overs, Vice, Chair

ATTEST:


District Secretary

RESOLUTION NO. 2024-18

A RESOLUTION OF THE HERONS GLEN RECREATION DISTRICT APPROVING EXPENDITURES FROM 2020 BOND FUNDS FOR CART PATH AND CURB PROJECTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HERONS GLEN RECREATION DISTRICT:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. The Board of Supervisors (the “Board”) of the Herons Glen Recreation District (the “District”) is authorized to adopt this Resolution under the authority granted by the provisions of Chapter 418, Part II, Florida Statutes, as amended, its Charter (Ordinance No. 98-08 adopted by Lee County, Florida on April 28, 1998, as amended by Ordinances 98-18 and 2- 25), Chapters 418, 197 and 189, Florida Statutes and other applicable provisions of law (collectively, the “Act”).

SECTION 2. FINDINGS.

A. The District is a local unit of special purpose government organized and existing under and pursuant to Chapter 418, Part II, Florida Statutes and the Act.

B. The District was established for the purpose of acquiring, purchasing, constructing, improving and equipping recreational facilities of all types, including land, improvements, and equipment such as golf, tennis, restaurant, and club facilities, which are owned or operated by the District for the benefit of the community.

C. The Board hereby determines that expenditures described below to be made from the District’s Bond funds for Golf Course Improvement Projects.

SECTION 3. AUTHORIZATION. The Chairman, Vice-Chairman, other officers of the District and the District Manager are authorized and directed to expend the funds in an amount not to exceed those described for the following items or services:

A. Expend from the 2020 Bond Acquisition and Construction funds a not to exceed amount of \$82,000 for Golf Cart Path and Curb work to be performed by lowest responsive bidder.

SECTION 4. MISCELLANEOUS. The Chairman, Vice-Chairman, other officers of the District and the District Manager, are authorized and directed to execute and deliver all documents, contracts, instruments and certificates and to take all actions and steps on behalf of the District that are necessary or desirable in connection with the authorization granted herein if not inconsistent with the terms and provisions of this Resolution.

SECTION 5. SEVERABILITY. Should any sentence, section, clause, part or provision of this Resolution be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of this Resolution as a whole, or any part thereof, other than the part declared invalid.

SECTION 6. EFFECTIVE DATE. This Resolution shall be effective immediately upon its adoption.

PASSED AND ADOPTED at a meeting of the Board of Supervisors of the Herons Glen Recreation District this 30th day of September 2024.

**HERONS GLEN RECREATION
DISTRICT**


Peter Over, Vice Chair

ATTEST:


District Secretary

HERONS GLEN RECREATION DISTRICT
EMERGENCY RESOLUTION NO. 2024-19
DECLARING A STATE OF LOCAL EMERGENCY

A RESOLUTION OF THE OF THE BOARD OF SUPERVISORS OF THE HERONS GLEN RECREATION DISTRICT, RELATING TO THE DECLARATION OF A STATE OF EMERGENCY RELATING TO HURRICANE MILTON.

WHEREAS, the National Hurricane Center has recognized the danger to residents of Florida from Hurricane Milton; and

WHEREAS, Hurricane Milton has the potential for causing life threatening conditions and extensive damage to District property; and

WHEREAS, Sec.252.38(3)(a)(5), Florida Statutes provides authority for political subdivisions to declare a State of Emergency and to waive the procedures and formalities otherwise required of political subdivisions in order to to take whatever action is necessary to ensure the health, safety, and welfare of the District; and

WHEREAS, Florida Governor Ron DeSantis Issued Executive Order 24-214 on October 5, 2024 declaring a State of Emergency for Lee County,

NOW, THEREFORE, IT IS RESOLVED, this 8th day of October 2024, that Hurricane Milton poses a serious threat to the Herons Glen Recreation District, and that a State of Local Emergency shall be declared effective immediately for the Herons Glen Recreation District,

BE IT FURTHER RESOLVED that the Board of Supervisors hereby exercises its authority and waives the procedures and formalities required by law of a political subdivision, as authorized under Sec.252.38 Florida Statutes.

DULY EXECUTED this 8th day of October 2024

HERONS GLEN RECREATION DISTRICT

Peter W. Overs Vice Chairman

ATTEST:



Karen Mars Assistant Secretary.

RESOLUTION NO. 2024-20

A RESOLUTION OF THE HERONS GLEN RECREATION DISTRICT APPROVING EXPENDITURES FROM 2020 BOND FUNDS FOR CLUBHOUSE WINDOWS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HERONS GLEN RECREATION DISTRICT:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. The Board of Supervisors (the “Board”) of the Herons Glen Recreation District (the “District”) is authorized to adopt this Resolution under the authority granted by the provisions of Chapter 418, Part II, Florida Statutes, as amended, its Charter (Ordinance No. 98-08 adopted by Lee County, Florida on April 28, 1998, as amended by Ordinances 98-18 and 2- 25), Chapters 418, 197 and 189, Florida Statutes and other applicable provisions of law (collectively, the “Act”).

SECTION 2. FINDINGS.

A. The District is a local unit of special purpose government organized and existing under and pursuant to Chapter 418, Part II, Florida Statutes and the Act.

B. The District was established for the purpose of acquiring, purchasing, constructing, improving and equipping recreational facilities of all types, including land, improvements, and equipment such as golf, tennis, restaurant, and club facilities, which are owned or operated by the District for the benefit of the community.

C. The Board hereby determines that expenditures described below to be made from the District’s Bond funds for Ball Room Improvement Projects.

D. **This Resolution ratifies prior Board action.**

SECTION 3. AUTHORIZATION. The Chairman, Vice-Chairman, other officers of the District and the District Manager are authorized and directed to expend the funds in an amount not to exceed those described for the following items or services:

A. **From the 2020 Bond Acquisition and Construction funds the not to exceed amount set forth below:**

1. **\$206,000 for Clubhouse window replacements by BNT Impact Windows and Doors.**

SECTION 4. MISCELLANEOUS. The Chairman, Vice-Chairman, other officers of the District and the District Manager, are authorized and directed to execute and deliver all documents, contracts, instruments and certificates and to take all actions and steps on

behalf of the District that are necessary or desirable in connection with the authorization granted herein if not inconsistent with the terms and provisions of this Resolution.

SECTION 5. SEVERABILITY. Should any sentence, section, clause, part or provision of this Resolution be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of this Resolution as a whole, or any part thereof, other than the part declared invalid.

SECTION 6. EFFECTIVE DATE. This Resolution shall be effective immediately upon its adoption.


PASSED AND ADOPTED at a meeting of the Board of Supervisor of the Herons Glen Recreation District this 18th day of November 2024.

**HERONS GLEN RECREATION
DISTRICT**



Howard Young, Chair

ATTEST:



District Secretary

RESOLUTION NO. 2024-21

A RESOLUTION OF THE HERONS GLEN RECREATION DISTRICT APPROVING EXPENDITURES FROM 2020 BOND FUNDS FOR BALLROOM IMPROVEMENTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HERONS GLEN RECREATION DISTRICT:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. The Board of Supervisors (the "Board") of the Herons Glen Recreation District (the "District") is authorized to adopt this Resolution under the authority granted by the provisions of Chapter 418, Part II, Florida Statutes, as amended, its Charter (Ordinance No. 98-08 adopted by Lee County, Florida on April 28, 1998, as amended by Ordinances 98-18 and 2- 25), Chapters 418, 197 and 189, Florida Statutes and other applicable provisions of law (collectively, the "Act").

SECTION 2. FINDINGS.

A. The District is a local unit of special purpose government organized and existing under and pursuant to Chapter 418, Part II, Florida Statutes and the Act.

B. The District was established for the purpose of acquiring, purchasing, constructing, improving and equipping recreational facilities of all types, including land, improvements, and equipment such as golf, tennis, restaurant, and club facilities, which are owned or operated by the District for the benefit of the community.

C. The Board hereby determines that expenditures described below to be made from the District's Bond funds for Ball Room Improvement Project.

SECTION 3. AUTHORIZATION. The Chairman, Vice-Chairman, other officers of the District and the District Manager are authorized and directed to expend the funds in an amount not to exceed those described for the following items or services:

A. **From the 2020 Bond Acquisition and Construction funds the not to exceed amounts set forth below:**

- 1. \$7,200 for Curtain Motor as part of Ballroom Update project**

SECTION 4. MISCELLANEOUS. The Chairman, Vice-Chairman, other officers of the District and the District Manager, are authorized and directed to execute and deliver all documents, contracts, instruments and certificates and to take all actions and steps on behalf of the District that are necessary or desirable in connection with the authorization granted herein if not inconsistent with the terms and provisions of this Resolution.

SECTION 5. SEVERABILITY. Should any sentence, section, clause, part or provision of this Resolution be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of this Resolution as a whole, or any part thereof, other than the part declared invalid.

SECTION 6. EFFECTIVE DATE. This Resolution shall be effective immediately upon its adoption.


PASSED AND ADOPTED at a meeting of the Board of Supervisor of the Herons Glen Recreation District this 18th day of November 2024.

**HERONS GLEN RECREATION
DISTRICT**



Howard Young, Chair

ATTEST:



District Secretary

RESOLUTION NO. 2024-22

A RESOLUTION OF THE HERONS GLEN RECREATION DISTRICT AMENDING AND ADOPTING THE DISTRICT'S STRATEGIC PLAN; PROVIDING FOR GENERAL AUTHORITY; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HERONS GLEN RECREATION DISTRICT:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. The Board of Supervisors (the "Board") of the Herons Glen Recreation District (the "District") is authorized to adopt this Resolution under the authority granted by the provisions of Chapter 418, Part II, Florida Statutes, as amended, Ordinance No. 98-08 adopted by Lee County, Florida on April 28, 1998, as amended, and other applicable provisions of law (collectively, the "Act").

SECTION 2. FINDINGS.

- A. Pursuant to the Act, the District shall set its operating policies.
- B. The District adopted its Strategic Plan dated May 1, 2023.
- C. District now desires to amend its Strategic Plan.

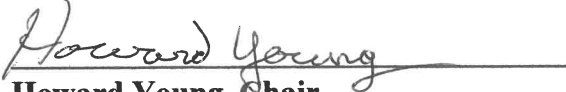
SECTION 3. ADOPTED POLICIES. The District hereby adopts its restated and amended Strategic Plan as more particularly described in the attached **Exhibit "A."**

SECTION 4. SEVERABILITY. Should any sentence, section, clause, part or provision of this resolution or the attachments hereto be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of this resolution as a whole or any part thereof other than the part declared invalid.

SECTION 5. EFFECTIVE DATE. This resolution shall be effective immediately upon its adoption.

PASSED AND ADOPTED at a meeting of the Board of Supervisors of the Herons Glen Recreation District this 18th day of November 2024.

HERONS GLEN RECREATION DISTRICT


Howard Young, Chair

ATTEST:


District Secretary

Herons Glen Recreation District
Strategic Plan
November 18, 2024



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The Process

Development of the HGRD Strategic Plan

The Herons Glen Recreation District Strategic Plan is expected to be revisited, refreshed, and revised on a periodic basis to address the following:

- Determine progress made regarding specific actions called out in the plan
- Adjust the plan as necessary to maintain a plan that reflects the needs and desires of the Herons Glen residents and remains aligned to the HGRD Values, Vision and Mission

These reviews and potential revisions should be performed on an annual basis by the HGRD Long Range Planning Committee and suggested changes should be subsequently forwarded to the HGRD Board of Supervisors for the Board's review and possible adoption.

The Strategic Plan should reflect the needs and desires of the Herons Glen residents. Thus, the process to develop the plan should include, but not be limited to the annual issuance and analysis of a survey of all residents to determine satisfaction with the facilities, amenities, and governance of HGRD.



Achievements Since Last Update

Since the development of the 2023 HGRD Strategic Plan, the following significant undertakings have been achieved in addressing the action items called out by the plan:

- Developed a long-range plan for Capital funding
 - Review of the Club Benchmarking study provided the basis for developing the long-range plan for the Capital funding budget.
- Conducted a review of all rules/policies to ensure continuous relevance
 - Complete review of all rules and policies was completed and approved by the HGRD Board
- Developed a services utilization study
 - The 2023 and 2024 Resident Surveys provided insights into the On-Season and Off-Season usage of all HGRD amenities
- Finalized F&B revitalization
 - The renovation of the Restaurant and Lounge have been completed.
 - Pool Deck renovation was completed.
 - Main lobby renovation was completed.
- Developed a plan for how to effectively understand the “community-wide wants”
 - HGRD re-issued another Resident Survey in January 2024 to continuously refresh insights into Resident Satisfaction and inputs for development and improvements.
- Implemented new technology innovations to improve operational efficiency and services
 - Resident files have been scanned, uploaded, and attached to their corresponding resident file in our administrative software program
 - AP Automation was implemented with AvidXchange to make the Accounts Payable (AP) process more efficient for accounting staff and enable invoices accessible to all managers and accounting staff, with little paper retention.
 - New Timekeeper (OTK) was implemented to streamline the timekeeping process, allowing employees to request time off electronically, view and approve their time electronically and offers three different ways to clock-in (mobile option utilizes geofencing). This still needs written controls.
 - HGRD mobile app chit tender for residents to sign and authorize their restaurant chits on their mobile device and/or on the server’s tablet, ultimately moving away from paper chits.



HGRD Key Roles and Responsibilities

The Roles and Responsibilities of Board Members

- Comply with government mandates; from those required by Lee County to those required by Florida State Statutes for FL Special Districts.
- Approve the annual budget for the district to establish assessments, fees, and control expenditures.
- Hire the General Manager, provide guidance and direction to the General Manager, assess the ongoing performance of the General Manager, dismiss the General Manager if/when necessary.
- Develop long term goals and a strategic plan for the facilities, amenities, and services provided by the Herons Glen Recreational District; making certain that decisions are made in the greater interest of the residents.
- Review financial status of HGRD and review, approve, deny, or defer committee requests.
- Establish and review HGRD policies and objectives and ensure compliance.
- Communicate and coordinate community requirements with the Herons Glen HOA.
- Demonstrate expected resident participation in HGRD amenities through active engagement in HGRD activities when possible.
- Be a 'positive' influence with other residents and set an example by adhering to all club rules and policies.

The Roles and Responsibilities of Management

- Support the HGRD Board through facility oversight, due diligence, and subject matter expertise in specific functional areas.
- The GM hires Department Managers, provides guidance and direction to Department Managers, assesses the ongoing performance of Department Managers, dismisses Department Managers if/when necessary.
- Oversee the general operation of the District.
- Maintain regular, clear, and complete communications to the Board on all aspects of District operation.
- Maintain regular, clear, and complete communications to the community on significant aspects of District operation.
- Ensure District expenditures are within the approved budget.

The Roles and Responsibilities of Committees

- Support the HGRD Board through subject matter expertise in specific functional areas defined in their charter.
- Committees are ADVISORY and cannot set policy, make operating decisions, or commit District funds, but rather make RECOMMENDATIONS to the Board for action.
- Maintain regular, clear, and complete communications to the Board on all activities, discussions, and progress on responsibilities defined in their charter.



HGRD Core Values

HGRD strives to provide the following for the residents of Herons Glen:

- Honesty, integrity, and transparency of board and management actions
- Professional, competent management and staff
- Financial responsibility over operational costs and capital investments which serve to provide high quality services, well maintained facilities, and enhanced property values
- Prudent long-range planning which serves residents' evolving tastes and demographic evolution

HGRD Mission Statement

Herons Glen Recreation District is a Florida Special District, a community that provides quality recreation, activities, and programs for all residents. We strive to provide excellent financial value and well-maintained facilities to satisfy varied interest groups and promote healthy lifestyles.

HGRD Vision Statement

Continue to be one of the premier active adult communities in Southwest Florida that provides an excellent value for our current and future residents.



Strengths, Weaknesses, Opportunities, Threats (SWOT)

Top Strengths

- Recreational District status – ability to issue tax-free bonds to finance facilities development; tax-free status
- Fiscal soundness and responsibility
- District owned common facilities
- Active lifestyle with an abundance and variety of amenities
- Strong management team
- Longevity (sustainability) as a fully developed, well managed community
- Security and safety
- Recently refreshed amenities and facilities based on 2020 Bond Capital Projects

Top Weaknesses

- Aging Infrastructure – primarily focused on the Common Lot Irrigation System (CLIS)
- Lack of land for expansion of HGRD facilities and amenities
- Split management of community
- Lack of public transportation for potential HGRD employees

Top Opportunities

- Marketing of the Herons Glen golf course to the public as required to meet budget.
- Marketing of Ballroom and Meeting Rooms to the public as required to meet budget.
- Improving technology utilization to assist with resident satisfaction and operational efficiency.
- Energy conservation, such as exploring the use of solar.

Top Threats

- Inability to grow – lack of land for future expansion will limit HGRD financial growth and ability to develop new amenities to meet residents growing desires
- Capital Reserves are limited to turnover of existing home sales, increasing assessments, and interest earned on existing reserves.
- Growth Capital is limited to bond issuance
- Expansion of services is limited to ability and willingness of existing homeowners to absorb increases in assessments for growing operational costs
- Increase in costs not within the HGRD control, such as insurance, etc.
- Potential changes to the Zemel Landfill
- Potential for State elimination of the “Special District”/ “Recreational District” status
- Implications of Artificial Intelligence



Key Strategic Issues

The following strategic issues facing Herons Glen Recreation District are meant to address the key needs of the community.

- Facilities and Amenities
 - Long Range Planning
 - Long Term Capital Plan
- Governance
 - Rules and Policies review
 - Strategic Goals and Achievements as required by Florida statute
- Services
 - Facilities maintenance and improvements
 - CLIS maintenance and improvements
 - Golf maintenance and improvements
 - Food & Beverage performance
 - Coordination of accounting services among departments
- Operations
 - Technology Plan
 - Facilities, Property, and Asset Maintenance
 - Asset Planning & Tracking
 - Emergency Preparedness

Facilities and Amenities

Long Range Planning

- Long Range Planning Committee to provide details from the annual survey regarding:
 - Demographic trends analysis (derived from the Resident Survey)
 - Facilities utilization review and value analysis (derived from the Resident Survey)
 - Potential New or Renovated Amenities (derived from the Resident Survey and applicable outside research)
 - Facilities growth plan (refreshed by the Long-Range Planning Committee)
 - Facilities & Amenities Capital Plan (from the annual HGRD Capital Planning Budgets)

Long Term Capital Plan

- **HGRD** management to maintain and regularly update the Club Benchmarking tool, as the source of record, to be used for budget planning and modeling.
- **The Board with the assistance of Management** to regularly review and refresh the Long-Term Capital Plan using the Club Benchmarking report, to develop an estimate of capital needs and capital sources, and to identify near-term and long-term capital funding gaps and opportunities.



Governance

Rules and Policies Review

HGRD Board to confirm and establish a recurring process for ongoing review of rules/policies, including consideration for the following:

- Policies should be reviewed regularly. Additionally, as they get amended as part of board business, management should update the policies and, update them on the HGRD website.
- Rules (to guide management operation) should be updated as needed to address issues as they arise. Additionally, as they are amended management should update any posted rules and update them on the HGRD website.

Strategic Goals and Achievements

HGRD Board to develop and publish strategic Goals and Achievements that meet state requirements

-

Services

- **HGRD Management** to review service performance of Facilities Maintenance
- **HGRD Management** to review service performance of CLIS operations.
- HGRD Management to review service performance of Golf operations.
- **HGRD Management** to review food and beverage performance with the goal to be maintaining resident satisfaction within the adopted budget.
- **HGRD Management** to review service performance of Accounting Department

Operations

Technology

HGRD Management to develop a written Technology Plan to leverage newer technologies more fully for improved customer service and operational efficiency. Examples of additional items to be considered include:

- Customer Service
 - QR codes for menus, events, and District information
 - iPads for ordering, displaying wine lists and signing up for tee times or lessons
 - Apps for residents to interact with the District and access District information
- Operations
 - App-based/interactive security cameras
 - Operating manuals for all currently installed technology
 - Staff scheduling software
 - Video training modules for employees
 - Work Order Management System
 - Integrated Asset Management System with Club Benchmarking



Facilities, Property, and Asset Maintenance

- HGRD Management to finalize plans for new maintenance buildings and complete the construction or cancel the plans.
- HGRD Management to develop a Sustainability Plan, to include:
 - Lake Management Plan in coordination with HOA
 - Drainage Management Plan in coordination with HOA
 - Landscape Management Plan
- HGRD Management to develop a clear plan for Community Irrigation System.

Asset Tracking & Replacement Planning

- HGRD Management to maintain the asset database(s) so that the need for replacement or additional assets can be assessed.

Emergency Preparedness

- Long Range Planning Committee to review the Emergency Preparedness Plan on an annual basis and make recommendations for any needed changes to management.



Metrics and KPI's

The following deliverables, milestones, and performance metrics will serve to ensure that this strategic plan is diligently being executed on behalf of the Herons Glen Community:

Strategic Plan initiative	Performance Metric/Deliverable	Responsible Party	Expected Completion Date
Long Term Capital Plan	Refresh the Asset management and tracking databases (Club Benchmarking)	HGRD Management	May 1, 2025
Technology	Develop a written Technology Plan Complete implementation of the online event booking for residents to sign up for events on electronic devices Complete migration of journal entries with backup to electronic records with the capability to attach audit trail directly to corresponding journal entry in software system.	HGRD Management	May 1, 2024
Facilities, Property, and Asset Maintenance	Finalize plans for remaining Bond Projects Develop a Sustainability Plan Develop a plan for Community Irrigation System	HGRD Management	May 1, 2025
Emergency Preparedness	Refresh the Emergency Preparedness Plan	HGRD Management	March 1, 2025

RESOLUTION 2024-23

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.

BE IT RESOLVED by the Board of Supervisors of the Herons Glen Recreation District that:

1. The Herons Glen Recreation District will hold its Regular Board Meetings in the calendar year 2025 pursuant to the following schedule:

Board Meeting - January 6	Board Budget Meetings June 16, 17, 18 and 19
Board Meeting January 20	If All Business Complete
Joint Board & Finance Meeting January 27	Thursday, June 19 May Be Canceled
Audit Review	Board Meeting Friday, June 20
***No Zoom	Board Meeting July 7
Board Meeting February 3	Board Meeting July 21
Board Meeting February 17	Board Meeting August 4
Board Meeting March 3	Board Meeting August 18
Meet the Candidates March 6	Public Hearing - Annual Budget
Board Election Day March 25	Wednesday, September 3 at 6:00 p.m. in the Ballroom
Board Meeting March 26	Board Meeting September 15
Board Meeting Tuesday, April 1	Board Meeting October 6
Joint Board & Finance Mid-Year Review Meeting April 28	Board Meeting October 20
Board Meeting May 5	Board Meeting November 3
Board Meeting May 19	Board Meeting November 17
Board Meeting June 2	Board Meeting December 1
	Board Meeting December 15

2. All meetings will be held in the Herons Glen Clubhouse at 2250 Herons Glen Boulevard, North Fort Myers, Florida, 33917. All meetings will begin at **9:00 a.m.**, unless otherwise noted above.


3. Counsel for the District is authorized and directed to publish notice of said election as required by law.

PASSED AND ADOPTED at a meeting of the Board of Supervisors of the Herons Glen Recreation District this 18th day of November 2024.

**HERONS GLEN RECREATION
DISTRICT**



Howard Young, Chair

ATTEST: 

District Secretary