



AGENDA - RECREATION DISTRICT REGULAR BOARD MEETING

January 6, 2025, at 9:00 a.m. in Card Room C

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

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

- I. **CALL TO ORDER** – Chair Young
- II. **PLEDGE OF ALLEGIANCE** – Supervisor Mars
- III. **ROLL CALL** – Karon Bennett
- IV. **MINUTES** – Regular Board Meeting 12.06.2024
- V. **DISTRICT COUNSEL’S REPORT** - Thomas Hart, Esq.
 - Resolution 2025-01 - Election
 - Amendment to Resolution 2024-20 - Windows & Doors
- VI. **GENERAL MANAGER’S REPORT**– GM J.B. Belknap
 - Update on Bond Projects
- VII. **COMMITTEE REPORTS & RECOMMENDATIONS**
 - Facilities & Amenities Committee – Mary Koenig
 - Finance Committee – Dennis Popp
 - Golf Committee – Bruce Johnson
 - Holiday and Special Event Decorating Committee – Karon Bennett
 - Long-Range Planning Committee – Fred Gignac
 - Media Resources – Karen Jessop
 - Problem-Solving Committee – Beth Brucker
 - Resident Events Committee – Gary Attalla
- VIII. **OLD BUSINESS**
 - Sports Memorabilia/Trophies in the Billiards Room – Chair Young
- IX. **NEW BUSINESS**
 - Appoint Supervisor of the Election
 - Discussion, Approval, and Timing of the 2025 Annual Survey – Chair Young
 - Change to F&A Charter – Supervisor Mars
 - Proposed Change to Storage Rules & Regulations Page 15 – Supervisor Mars
 - Shed and Container Storage Checklist– Supervisor Mars
- X. **RESIDENT COMMENTS**
- XI. **UPCOMING MEETINGS**
 - Monday, January 6, 2025 — Resident Events Committee — 1:00 p.m. Activities Room A
 - Monday, January 13, 2025—Golf Committee—9:00 a.m. CR-C/Zoom
 - Monday, January 20, 2025— Board of Supervisors — 9:00 a.m. CR-C/Zoom
 - Monday, January 27, 2025— Joint Board and Finance (Audit) — 9:00 a.m. CR-C/** NO Zoom
- XII. **ADJOURNMENT**

MINUTES - RECREATION DISTRICT REGULAR BOARD MEETING

January 6, 2025, at 9:00 a.m. in Card Room C

BOARD MEMBERS	PRESENT	OTHERS	PRESENT
Chair Howard Young	X	GM J.B. Belknap	X
Vice-Chair Peter Overs	X	Controller Lynn Brew	X
Treasurer Jayne Schwarz	X	District Counsel Tom Hart	X
Secretary Bill Kulkoski	X	Assistant GM Karon Bennett	X
Assistant Sec/Treas Karen Mars	X	Residents	5

- I. **CALL TO ORDER** – Chair Young opened the meeting at 9:00 AM.
- II. **PLEDGE OF ALLEGIANCE** – Supervisor Mars led the Pledge of Allegiance.
- III. **ROLL CALL** – Karon Bennett took roll call; attendees are listed above.
- IV. **MINUTES** – *Supervisor Kulkoski made a motion to approve the minutes from the Regular Board Meeting on 12.06.2024. Vice Chair Overs seconded the motion. **The motion was approved unanimously.***
- V. **DISTRICT COUNSEL’S REPORT** - Counsel Hart presented Resolution 2025-01 to the Board: Supervisor Kulkoski moved to approve Resolution 2025-01, Vice Chair Overs seconded the motion, and the Resolution was approved as follows: A RESOLUTION CALLING AND FIXING AN ELECTION FOR TWO (2) MEMBERS OF THE BOARD OF SUPERVISORS OF THE HERONS GLEN RECREATION DISTRICT ON MARCH 25, 2025; DESIGNATING HOURS AND PLACE OF VOTING; PROVIDING FOR QUALIFICATIONS; AND OTHERWISE PROVIDING FOR THE HOLDING OF SAID ELECTION. Candidate qualifying shall commence on January 27, 2025, and conclude at 5:00 p.m. on February 3, 2025.
Counsel Hart presented Resolution 2025-02 which amends prior Board action. An additional Clubhouse window was determined to need replacement and the Contractor price increased from the original amount of \$206,000 to \$211,000. Supervisor Kulkoski moved to approve Resolution 2025-02, Chair Young seconded the motion, and the Resolution was approved as follows: A RESOLUTION OF THE HERONS GLEN RECREATION DISTRICT AMENDING RESOLUTION 2024-20 APPROVING EXPENDITURES FROM 2020 BOND FUNDS FOR CLUBHOUSE WINDOWS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.
- VI. **GENERAL MANAGER’S REPORT**– GM J.B. Belknap updated the group on the Bond Projects as follows:
Change in Engineers: The agreement with Jim Ink was terminated, and Hole Montes Engineering is taking over the remaining projects. They will develop an engineering scope sheet and price proposal for the remaining projects including the #17 bulkhead. Progress is ongoing.
Storage Container Area: Awaiting site permit approval from Lee County; potential adjustments to the site plan include centralizing all containers and relocating golf carts in order to address fire code requirements. Hole Montes will evaluate land use and compliance needs.
Facilities Maintenance Storage & Ballroom Bar: County review delays persist; permits are expected by early February with construction to follow.
Stage Curtain and Motor: Hiles Curtian completed the track extension on the rear curtain. The motor installation to operate the front curtain is still pending. Hiles Curtains advised against installing side curtains due to structural and safety issues.
Pickleball Courts: Ritzman Courts has begun rehabbing the original courts.; a paint color issue caused delays, but progress is satisfactory. The two newly painted courts should be playable by mid-January. Once all the pickleball courts are finished Ritzman will evaluate the reported cracks in the shuffleboard courts.

CLIS Irrigation System: We are awaiting quotes from Mainscape for a 2-wire technology upgrade. The quotes will be for both Baseline & Rainbird. Mainscape continues to install new multi-strand wires to the homes where irrigation is not functioning properly. Temporary solutions include battery timers and manual sprinkler operation to address irrigation issues.

Cart Path Work: Curb King Construction has completed the golf course cart path concrete work. Because of land use questions, i.e. additional parking for the fitness center and the possible conflict with a third pickleball court, it was decided not to concrete the shell path going from #10 green to the road/up to the fitness center.

Handicap Doors: GM Belknap is exploring low-energy automatic doors. Although the opening feature is not required by federal ADA laws, the board agreed that further investigation is warranted due to the demographic in the Glen.

Pool Water Feature: Nate Baers, facility maintenance manager is contacting the company regarding Repairs for a leak on the fountain..

USGA Visit: Agronomist scheduled for January 20th; feedback from golfers on golf course conditions is positive.

November Financial Food & Beverage Report: The budget variance was overstated. Although November's revenue increased 20% and payroll decreased 10% as a variance to budget in November, errors in the inventory account impacted cost of sales accuracy. Procedures are being reviewed for consistency in all areas of the reporting process. December's numbers should adjust, and the YTD an accurate accounting of where we stand after the first quarter.

A detailed list of project scope was provided board members and will be used as a basis for community communications.

Resident comments concerning bocce and the sports complex: The playability of the bocce courts, the replacement of select pavers, the relocation of the shed, and the installation of shade structures were topics of discussion. GM Belknap will collaborate with the building maintenance team to ensure the requested repairs and improvements are addressed. He will also look at the spacing of the benches.

VII. **COMMITTEE REPORTS & RECOMMENDATIONS**

Facilities & Amenities Committee – No meeting.

Finance Committee – No meeting. Supervisor Schwarz advised that management needed to complete the work with the auditors so that draft audit financial statement packages are available for the upcoming Joint Board and Finance meeting and delivered 2 weeks ahead of time.

Golf Committee – No meeting.

Holiday and Special Event Decorating Committee – No meeting.

Long-Range Planning Committee – The committee did not meet in person however work has continued on the annual survey.

Media Resources – Karon Bennett will follow up on the application for volunteer Jeff Jensenn

Problem-Solving Committee – Beth Brucker was thanked for her assistance with the drawings for the cargo containers to be submitted to the county.

Resident Events Committee – Martie Shea reported a very successful sold-out New Year's Eve party. Attendees had a great time. The dance floor was full all night, and everybody was happy with the outcome. The board was asked about potential dates for restaurant closures over the summer. The board suggested that if the committee was looking at a summer event it should consider booking something at the end of July.

VIII. **OLD BUSINESS**

Sports Memorabilia/Trophies in the Billiards Room – Chair Young explored the possibility of utilizing the unused space in the Billiards Room to display sports memorabilia and trophies. After discussion, the Board decided not to proceed with this suggestion.

IX. **NEW BUSINESS**

Appoint Supervisor of the Election – Supervisor Mars made a motion to appoint Controller Lynn Brew as the Supervisor of Elections for the 2025 election season. Vice Chair Overs seconded the motion. **The motion was approved unanimously.**

Discussion, Approval, and Timing of the 2025 Annual Strategic Planning Survey – The Board made some final changes to the annual survey. The survey was scheduled for release on Wednesday, January 7, 2025, and will close on Wednesday, January 22, 2025.

Change to F&A Charter – Supervisor Mars moved that the Facilities & Amenities Charter be amended as discussed to include the words “and amenities” on #3 and to read “recurring issues in the general operation of the District “ on #4. Supervisor Schwarz seconded the motion. **The motion was approved unanimously.**

Shed and Container Storage Checklist – Supervisor Mars presented the draft of a form to be completed annually by those groups who have been allowed to use space in HGRD owned storage. Supervisor Mars moved that the Board adopt the Shed and Storage Checklist. Supervisor Schwarz seconded the motion. **The motion was approved unanimously.**

Proposed Change to Storage Rules & Regulations Page 15 – Supervisor Mars moved that the Board revise the HGRD Rules and Regulations Number 2 to reflect, not just the container storage, but also our shed storage and eliminate 3 of those items because they're listed on the Shed and Container Storage Checklist. Items were also listed to clarify management’s oversight of all storage areas. Vice Chair Overs seconded the motion. **The motion was approved unanimously.**

X. **RESIDENT COMMENTS** – No comments were submitted.

XI. **UPCOMING MEETINGS**

- Monday, January 6, 2025 — Resident Events Committee — 1:00 p.m. Activities Room A
- Monday, January 13, 2025—Golf Committee—9:00 a.m. CR-C/Zoom
- Monday, January 20, 2025— Board of Supervisors — 9:00 a.m. CR-C/Zoom
- Monday, January 27, 2025— Joint Board and Finance (Audit) — 9:00 a.m. CR-C/** NO Zoom

XII. **ADJOURNMENT** took place at 11:05 a.m.

Submitted By:


Karon Bennett, Assistant GM Date

Approved By the HGRD Board:


Howard Young, HGRD Board Chair Date