



MINUTES - RECREATION DISTRICT REGULAR BOARD MEETING

January 20, 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	3

- I. **CALL TO ORDER** – Chair Young opened the meeting at 9:00 AM.
- II. **PLEDGE OF ALLEGIANCE** – Chair Young led the Pledge of Allegiance.
- III. **ROLL CALL** – Assistant GM Karon Bennett; attendees are listed above.
- IV. **MINUTES** – *Chair Young made a motion to approve the minutes from the Regular Board Meeting 01.06.2025. Supervisor Mars seconded the motion. **The motion was approved unanimously.***

DISTRICT COUNSEL’S REPORT - Counsel Hart presented Resolution 2025-03 to the Board: Supervisor Mars moved to approve Resolution 2025-03, Supervisor Schwarz seconded the motion, and the Resolution was approved as follows: A RESOLUTION OF THE HERONS GLEN RECREATION DISTRICT AMENDING THE CHARTER OF THE FACILITIES & AMENITIES COMMITTEE; PROVIDING FOR THE GENERAL AUTHORITY; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Resolution 2025-04 was presented to the Board: Supervisor Mars moved to approve Resolution 2025-04, Vice-Chair Overs seconded the motion, and the Resolution was approved as follows: A RESOLUTION OF THE HERONS GLEN RECREATION DISTRICT AMENDING THE DISTRICTS’ RULES & REGULATIONS REGARDING STORAGE; PROVIDING FOR THE GENERAL AUTHORITY; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Resolution 2025-05 was presented to the Board: Supervisor Mars moved to approve Resolution 2025-05, Vice-Chair Overs seconded the motion, and the Resolution was approved as follows: A RESOLUTION OF THE HERONS GLEN RECREATION DISTRICT APPROVING EXPENDITURES FROM 2024-2025 RESERVE FUNDS FOR PICKLEBALL COURT REPAIRS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

The announcement for the upcoming HGRD Board Election will go to residents via email on January 20, 2025, and will be posted on the HGRD website. Qualifying for the HGRD Board Election shall commence on January 27, 2025, and conclude at 5:00 p.m. on February 3, 2025.

- V. **GENERAL MANAGER’S REPORT**– GM J.B. Belknap provided the following update:
H-2B Auto Accident: Two employees were involved in a minor accident; no injuries initially, but one later sought treatment for back pain. The accident was the other driver’s fault. Due to the estimated cost of repairs, the Board instructed management to start looking for a replacement vehicle. There are funds in the 2025-26 reserve budget for replacement. This purchase may need to be moved forward. Car rental costs are being managed out-of-pocket and depending on the insurance adjuster’s report may be reimbursable.

Engineering Projects: Progress on multiple projects remains slow due to Lee County delays in permitting and their review responses. Survey work for the GCM area showing boundaries to better understand the placement of storage containers, golf carts, etc for golf and maintenance is being done. Hole Montes will provide the base map and additional information for a fixed fee of \$4,750.

Ballroom Bar: The refrigeration unit purchased for the ballroom bar has been placed at the temporary bar to give staff additional cold storage; permitting approvals are expected in early February. Lighting concerns are to be addressed at an upcoming meeting.

Stage Curtain Motor: Scheduled for installation today for the front stage curtain.

Pickleball Courts: Weather is delaying the completion of the courts, but the final work should be finished this week.

Shuffleboard Courts: Repairs are being reassigned to different company personnel due to contractor labor shortages within the company repairing the pickleball courts.

CLIS Irrigation System: Wiring and other repairs continue. Potential upgrades are under review, as specs are under development.

Pool Water Feature: Facilities Maintenance Staff will identify and repair the leak.

BNT Windows & Doors: Quote expected soon for automatic door openers. GM Belknap will follow up on having tinting added to the windows in the lounge and other dining areas.

USGA Visit: An agronomist visit is scheduled for Monday for a course evaluation.

Bocce North Shade Structures: Awaiting timeline confirmation.

CLA Audit: The audit was smooth; a debrief meeting is set for Tuesday.

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

- Admin \$394 unfavorable, YTD \$15,258 favorable
- Restaurant \$747 favorable YTD \$101,322 favorable
- Clubhouse \$5,680 unfavorable, YTD \$13,293 favorable
- CLIS \$3,704 favorable, YTD \$21,068 favorable
- Fitness \$1,598 unfavorable, YTD \$4,366 favorable
- Golf Maintenance \$1,773 unfavorable, YTD \$30,909 unfavorable
- Pro Shop \$17 favorable, YTD \$29,537 favorable
- All Departments \$4,977 unfavorable, YTD \$153,936 unfavorable
- From Golf Operations \$1,756 unfavorable, YTD \$1,372 unfavorable
- From Other than Golf Operations \$3,221 unfavorable, YTD \$155,308 unfavorable

VII. **COMMITTEE REPORTS & RECOMMENDATIONS**

- Facilities & Amenities Committee – No report.
- Finance Committee – No report.
- Golf Committee – No report, however, the committee recently took a tour of the golf maintenance facility which was informative.
- Holiday and Special Event Decorating Committee – No report.
- Long-Range Planning Committee – Over 800 people completed the Strategic Planning survey. Results will be presented in the next couple of weeks.
- Media Resources – Assistance is needed with the spotlights and stage lights during events in the ballroom. Resident groups may need to plan on hiring a person or company to fill the role. Karen Mars will work with Karen Jessop on this.
- Problem-Solving Committee – No report.
- Resident Events Committee – Gary Attalla reported that as expected, tickets for the Ben Allen show sold out in one day. Business is picking up for the Farmers Market and K&B's food truck. The puzzles used in the puzzle contests will be donated to an outside charity.

VIII. **OLD BUSINESS** – Deb Gariepy will complete a donation form for the District indicating that she will donate hooks for the shed in the bocce area to hold towels. Once received in the HGRD Office Mr. Gariepy will install the hooks.

Bank Accounts: Supervisor Schwarz informed the group that the new owner capital was moved to the reserves account making this one account. This change will need to be noted in the Policies & Procedures document since all are in one account now. Supervisor Schwarz will provide the wording for the Policies & Procedures and Supervisor Mars will make the change after Board approval.

IX. **NEW BUSINESS**

Bond Project Commitments: GM Belknap explained that after looking at our bond balance and future interests, we need to expend \$545,000 by the end of April 2025. After yield reductions, the bonds have earned \$356K in interest. Therefore total construction and acquisition funds from the 2020 bond were \$13.3M.. By the end of April, the stage motor will be installed, the ballroom bar should be finished, the north Bocce structure should be completed, as well as the BNT Doors & Windows on order.

The following will NOT be completed by the deadline: Driving Range Restrooms, Storage Containers, CLIS electrical two-wire, and #17 Bulkhead.

Discussion took place on the need for the replacement of windows in the restaurant along with their need for shaded glass to block light while guests are dining. *Vice-Chair Overs made a motion to authorize bond funds to allow for the purchase and installation of windows in the restaurant not to exceed \$160k. Supervisor Mars seconded the motion. The motion was approved unanimously.*

Bond Summary Letter Review: Rather than review the letter and attachment for the Bond Project Summary, the group will review and share comments with Karon Bennett who will update the document for review at the next Board meeting.

The Board unanimously agreed that Vice-Chair Overs should assist in the 2025 HGRD Board Election as he has done previously. Vice-Chair Overs consented to taking on the role.

Confirm Meet the Candidates Time: The group agreed to move the time for the Meet the Candidates to 5:00 p.m. in the ballroom on Thursday, March 6, 2025. This change could enable residents who work during the day to attend the event.

X. **RESIDENT COMMENTS** – No further resident comments were presented.

XI. **UPCOMING MEETINGS**

- Monday, January 27, 2025— Joint Board and Finance (Audit) — 9:00 a.m. CR-C/** NO Zoom
- HGRD Board Election Candidate Qualifying Period: January 27 — February 3 @ 5:00 p.m.
- Monday, February 3, 2025 — Board of Supervisors — 9:00 a.m. CR-C/Zoom
- Monday, February 3, 2025 — Resident Events Committee — 1:00 p.m. Activities Room A
- Monday, February 10, 2025 — Finance Committee — 9:00 a.m. CR-C/Zoom
- Monday, February 10, 2025 — Long Range Planning Committee — 1:00 p.m. CR-C/Zoom
- Monday, February 17, 2025— Board of Supervisors — 9:00 a.m. CR-C/Zoom
- Monday, February 17, 2025 — Golf Committee—1:00 p.m. CR-C/Zoom
- Monday, February 24, 2025 — Facilities & Amenities Committee — 9:00 a.m. CR-C/Zoom

I. **ADJOURNMENT** took place at 10:32 a.m.

Submitted By:


Karon Bennett, Assistant GM Date

Approved By the HGRD Board:


Howard Young, HGRD Board Chair Date