

**HERONS GLEN RECREATION DISTRICT
FINANCE ADVISORY COMMITTEE
9:00 AM (Card Room C/Zoom Meeting)
Monday, February 23, 2026 - Minutes**

	Present		Present
David Brendsel	X	Jayne Schwarz, Board Liaison & Treasurer	X
Jeffrey Buxton, Alt	X		
Steve Christiansen	X	Lynn Brew, Controller	X
Rita Lehman	X	J.B. Belknap, General Manager	X
Larry Pedersen, Vice Chair	X		
Dennis Popp, Chair	X	Wendy Shea, Act. & Ev.Coordin.	X
Terry Potts, Alt.	X	Supervisor Peter Overs	X
Carlton Smith	X	Supervisor Howard Young	Zoom
Beth Tyndall	Zoom	Residents:	0

Call to Order:

I CALL TO ORDER

Chair Popp called the meeting to order at 9:00 a.m. and welcomed all those present to the Finance Advisory Committee meeting for February 23, 2026.

II APPROVAL OF PRIOR MINUTES

The minutes from the Joint meeting with CLA and the Board of Supervisors on January 29th, 2026, was approved by the Board.

III DISTRICT UPDATE – J.B. Belknap

CLIS 2-Wire Project: GM Belknap presented a 2-Wire Project Cost Projections Report to the Finance Committee. (See attached) The 2-Wire total estimated installation cost budget is \$2.85 M which consists of Material/Labor/Fuel/Rental/Etc. of \$1,911,860 and Damage & Other Allowances of \$500,000. Other expenses include removal of Pedestal, Remediation of damages, turf, asphalt and pavement of \$100,000; an HGRD Contingency of \$240,000 and the Consultant/Engineer costs of \$75,000.

Seven (7) controllers have now been completed to date, which is basically the back half of Herons Glen. For controllers 1-5, Stahlman England (SE) and Mainscape have determined that it is best to schedule the spray heads and rotor heads on separate watering days. In other words, entire lawns will no longer be irrigated on the same day. The split scheduling approach improves hydraulic performance by reducing peak demand, maintaining more consistent water pressure, and minimizing strain on the pump stations. Work is progressing and Stahlman England is currently at the front half of the community. GM Belknap stated that S.E. will go street by street during the grass growing season and repair any large turf areas damaged during the project. He also reported that the damage has been less than anticipated but there is still the front of the Glen that needs to be completed. To date \$1.5 of the \$2.8 million has been spent, including \$950,000, on upfront material costs. David Brendsel asked if Stahlman England will provide the HGRD with updated maps of the controllers and the wiring locations. GM Belknap assured the committee that Stahlman England and Russ Geiger will provide the HGRD with new “as builds” when the project is completed. Discussion included recent mainline breaks due to age, having to flush the valves due to sediment, the limited number of wells on HGRD property and FGUA reluctance on allowing any additional wells.

Storage Containers: Larry Denmark confirmed last week that we are still awaiting county approval of the revised site plan before a building permit can be issued. He reiterated to the County that the revised plan represents a reduction in overall scope of the work. The surveyor will return following the approval. Larry will also coordinate with Waterway, the canopy supplier for the golf cart storage area, to set the Sono tubes in concrete for the structure once the sitework is completed.

Driving Range Restrooms: Due to a flood zone issue with the building, Larry Denmark has revised the elevations and ramp configuration ahead of the electrical reinspection. John Baker's engineering team will coordinate with Larry Denmark to address several outstanding power-related questions which might incur some additional change orders.

#17 Bulkhead: John Baker's team reported last week that, although an official letter has not been received from the County, the variance application has been deemed sufficient and all reviews in the County portal are marked as complete. This typically indicates that approval is forthcoming and staff are preparing the resolution. John Baker also contacted the County's lead reviewer, who confirmed that the application for the variance has been approved and that the resolution will be drafted shortly. The next step is for John Baker to submit the package to SFWMD, who will require additional information. As he noted previously, this review is expected to be more straightforward now that the County review has been completed.

IV **FINANCIAL UPDATES – FY'26 YTD Variance to Budget (October – January)-** (See attached).

The District presently shows a preliminary Non-Golf positive variance to budget of \$47,000 which includes Admin, F&B, Facilities Maintenance, CLIS and Fitness Center, and a positive variance of \$102,000 for Golf which includes the Pro Shop and Golf Course Maintenance.

Discussion included the wear and tear of the golf course due to 55,000 rounds a year, the cultural practices (Course closures on Monday afternoons twice a month in season and 2 weeks in the summer for aerification and verti-cutting) that golf maintenance performs yearly, the current low water levels.

GM Belknap noted requests from residents to have more events and functions during the summer to please the residents and to increase revenue during the off season.

- A) **Status – Accounts Receivable Aging: Delinquencies and Liens** - Lynn Brew presented the Accounts Receivable Aging Report for 1/31/26 with payments through 2/22/26. The total amount delinquent for 60+ days was reported at \$2,496, which is \$4,579 lower than the amount reported at the last Finance Committee meeting for the period ended March 31, 2025. There are currently two liens in place. Since the March 31st report, two liens have been released, and zero liens are pending.

No discussion was held on the Reserve Account balances, Golf membership status or F&B operating results. These items are included in the monthly budget reports.

- V **ATTENDEES' DISCUSSION** – Chair Popp notified the Finance Committee that on Monday, March 16th the Board will be discussing at their meeting the upcoming strategy for the Liability Insurance. He suggested that the Finance Committee members should try to attend the meeting. The next scheduled Finance meeting, which will be the Joint meeting with the Board of Supervisors on Monday, April 27 at 9:00 a.m. The current plans are to finalize the HGRD's Liability Insurance.

Liability Insurance discussion included possibly having multiple insurance brokers going to underwriters to get the best price for the liability insurance policies for the HGRD, working with more than one broker for the HGRD's needs, and investigating whether

Inter Local Insurance Groups have better rates. GM Belknap discussed his efforts with the current broker and another about going to underwriters. The goal is to present Herons Glen in the best position, as the buildings have been “hardened” with a new roof and replacement of exterior facing windows and doors with hurricane impact doors and windows.

Treasurer Schwarz notified the Finance Advisory Committee that all standing committee members need to fill out the yearly application to continue to be on the Finance Advisory Committee. The application will be going out next week via email and she urged the members to re-up for the 2026-2027 Finance Advisory Committee.

VI **NEXT FINANCE MEETING DATE** – Monday, April 27, 2026 @ 9:00 a.m. in Card Room C – Joint meeting with the Board of Supervisors and the Finance Advisory Committee
Mid-year Financial budget review and discussion on Liability Insurance pricing.

VII **ADJOURNMENT**- The meeting adjourned at 10:15 a.m.

Approved:

Dennis Popp
Chair, Finance Advisory Committee
Date: April 23, 2026