AGENDA - HERONS GLEN RECREATION DISTRICT BOARD MEETING

Monday, May 18, 2026, at 9:00 AM – Card Room C/Zoom

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

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

I. **CALL TO ORDER -** Chair Overs

II. **PLEDGE OF ALLEGIANCE** – Chair Overs

III. **ROLL CALL** – Karon Bennett

IV. **DISTRICT COUNSEL'S REPORT** - Thomas Hart, Esq.

V. **GENERAL MANAGER'S REPORT** – GM J.B. Belknap

VI. **FINANCIAL REPORT** – GM Belknap

VII. **COMMITTEE REPORTS & RECOMMENDATIONS**

- Facilities & Amenities Committee – Mary Koenig (Last Meeting 05.11.2026)
- Finance Committee – Dennis Popp (Last Meeting 05.04.2026)
- Golf Committee – Bruce Johnson (Last Meeting 05.04.2026)
- Long-Range Planning Committee – Jeff Buxton (Last Meeting 05.07.2026)
- Resident Events Committee – Shelly Christiansen (No Meeting, Next Meeting 05.18.2026)
- Library – Supervisor Mars (No Meeting)
- Media Resources – Karen Jessop (No Meeting)

VIII. **OLD BUSINES**

- Member-Guest Discussion – Vice-Chair Young

IX. **NEW BUSINESS**

- Proposed Changes to the Display Policy – Supervisor Mars

X. **RESIDENT COMMENTS**

XI. **UPCOMING MEETINGS**

- Monday, May 18, 2026—Resident Events Committee—1:00 p.m.—Card Room C /Zoom
- Monday, June 22, 2026 – Budget Workshop - 9:00 a.m. - Card Room C/Zoom
- Tuesday, June 23, 2026 – Budget Workshop - 9:00 a.m. - Card Room C/Zoom
- Wednesday, June 24, 2026 – Budget Workshop - 9:00 a.m. - Card Room C/Zoom
- Thursday, June 25, 2026 - Board of Supervisors - 1:00 p.m. - Card Room C/Zoom

XII. **ADJOURNMENT**

MINUTES - HERONS GLEN RECREATION DISTRICT BOARD MEETING

Monday, May 18, 2026, at 9:00 AM – Card Room C/Zoom

BOARD MEMBERS	PRESENT	OTHERS	PRESENT
Chair Peter Overs	X	GM J.B. Belknap	X
Vice-Chair Howard Young	X	Controller Lynn Brew	Excused
Treasurer Jayne Schwarz	X	District Counsel Tom Hart	X
Secretary Karen Mars	X	Assistant GM Karon Bennett	X
Assistant Sec/Treas Bill Kulkoski	X	RESIDENTS	15

I. **CALL TO ORDER -** Chair Overs called the meeting to order at 9:00 AM.

I. **PLEDGE OF ALLEGIANCE** – Chair Overs led the Pledge of Allegiance.

II. **ROLL CALL** – Karon Bennett took roll call; attendees are listed above.

III. **DISTRICT COUNSEL'S REPORT** - Thomas Hart, Esq. led a discussion on the member-Guest golf tournament later in the meeting; it's noted below.

IV. **GENERAL MANAGER'S REPORT** – GM Belknap updated the group as follows:
CLIS 2-Wire Project: The electrical portion of the CLIS project is operational, with focus now on mechanical issues, including shell buildup, clogged nozzles, low water pressure, and irrigation performance issues caused by low lake levels and mineral content. Staff is using remote monitoring capabilities to troubleshoot resident irrigation concerns internally prior to dispatching Mainscape, reducing unnecessary service calls and related costs. Mainscape continues flushing valves and pipes, replacing valves, and addressing clogging issues. Increased chlorination is showing positive results in reducing algae, bacteria, and sludge buildup. A resident reminder regarding homeowner irrigation maintenance responsibilities will be distributed next week.
Storage Containers: Awaiting approval letter from Lee County Site Development.
Dragon Sports: The first installment payment of the legal judgment from Dragon Sports was received on Wednesday. Dragon Sports Inc. indicated an intent to pay the remaining balance ahead of schedule. George Gift, our attorney who filed the suit against Dragon Sports, was notified of the receipt of the payment.
Budget Preparation: The first round of budget meetings with department managers has been completed in preparation for June budget discussions.
Bocce Courts: Scheduled to close for a couple of weeks starting Memorial Day for repairs and pole solidification performed by Denmark Construction. Expected reopening is June 8th.

V. **FINANCIAL REPORT** – GM J.B. Belknap reported on the April financial variances versus budget as follows:
- Administration: $4,574 favorable, YTD $12,260 favorable
- Food & Beverage: $21,285 favorable YTD $42,464 favorable
- Facilities Maintenance: $16,910 favorable, YTD $48,465 favorable
- CLIS Department: $21,225 favorable, YTD $30,449 unfavorable
- Fitness: $909 favorable, YTD $7,985 favorable
- Golf Maintenance: $1,006 favorable, YTD $18,275 favorable
- Golf Shop: $329 unfavorable, YTD $81,499 favorable
- All Departments: $65,579 favorable, YTD $180,499 favorable

- From Golf Operations $677 favorable, YTD $99,774 favorable
- From Other than Golf Operations $64,902 favorable, YTD $80,725 favorable

VI. **COMMITTEE REPORTS & RECOMMENDATIONS**

Facilities & Amenities Committee – Supervisor Mars reported that Mary Koenig was re-elected as Chair and Dennis Rathburn was selected as Vice-Chair and there was one committee recommendation, which she would present further down the agenda

Finance Committee – Dennis Popp reported that he was re-elected as Chair, and Larry Pedersen was re-elected as Vice-Chair. The committee has formed a group to assess funding models for capital expenditures and deferred maintenance. The year-to-date new owner capital home sales reached $202K, exceeding the $200K model threshold. Management indicated sales would meet or exceed the 50 new owner capital sales target considered in the funding model. Another working group will be looking at the property Insurance coverage vs. benchmarking report. This is on hold pending the update of Club Benchmarking and further information from appraisers and the insurance company.

Golf Committee – Bruce Johnson reported that he was re-elected as Chair, and Rich Morea was elected as Vice-Chair. The committee noted that non-resident couples currently receive a good deal on golf prices and that rates at competing courses are significantly higher. The committee recommended golf membership rate adjustments for the 2026-27 season, proposing a 2% resident increase and a 12% non-resident increase option. This proposal aims to keep resident rates as low as possible while addressing rising costs (fertilizer, fuel, inflation). Final decisions on golf memberships were deferred pending budget considerations to take place in June 2026 during the Board's budget workshops.

Long-Range Planning Committee – Vice-Chair Young reported that Jeff Buxton was re-elected as Chair, and Steve Christiansen was elected as Vice-Chair. Vice-Chair Young also mentioned that he is coordinating with Jeff Buxton to refine the 2026 draft of the Strategic Plan based on Board comments and will circulate the updated version before the next meeting for their review.

Resident Events Committee – Shelly Christiansen mentioned that the committee was scheduled to meet for its organizational meeting later in the day. She added that tickets go on sale for the summer dance on Tuesday, May 26th, and the event will take place in the Ballroom on June 27th.

VII. **OLD BUSINES**

Member-Guest Discussion – Counsel Hart expressed legal concerns about a proposal from the Member-Guest Committee to transition the Member-Guest golf tournament into a men 's-only event. Research indicated that a men's-only event hosted by a governmental entity carries serious risk of a discrimination charge based on sex/gender, citing a Florida Attorney General opinion. *Vice-Chair Young moved to deny the request to modify the Member-Guest golf tournament to a men-only event, based on Counsel Hart's input about gender discrimination and the requirement to remove up to six days from the golf calendar to accommodate separate Ladies and Men's Member-Guest events. Supervisor Mars seconded the motion.* ***The motion was approved unanimously.***

VIII. **NEW BUSINESS**

Proposed Changes to the Display Policy – On behalf of the Facilities & Amenities Committee, Supervisor Mars presented the attached proposed changes to the HGRD Policies & Procedures document regarding displays in the clubhouse, allowing District sanctioned resident organizations to display one item in Activity Room B under management oversight. *Supervisor Mars moved to accept the changes to the HGRD Policies*

& Procedures document as recommended by the Facilities & Amenities Committee. Supervisor Schwarz seconded the motion. ***The motion was approved unanimously.***

IX. **RESIDENT COMMENTS** – No resident comments were made.

X. **UPCOMING MEETINGS**

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- Thursday, June 25, 2026 - Board of Supervisors - 1:00 p.m. - Card Room C/Zoom

XI. **ADJOURNMENT** took place at 10:08 a.m.

Submitted By:

Karon Bennett 6/25/2026

Karon Bennett, Assistant GM Date

Approved By the HGRD Board:

6/26/2026

Peter Overs, HGRD Board Chair Date