



**AGENDA - RECREATION DISTRICT REGULAR BOARD MEETING WITH FINANCE COMMITTEE**

March 16, 2026, at 9:00 a.m. in Card Room C / Zoom

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

BOARD MEMBERS	PRESENT	Finance Advisory Committee	PRESENT	OTHERS	PRESENT
Chair Howard Young		Dennis Popp, Chair		GM J.B. Belknap	
Vice-Chair Peter Overs		Larry Pedersen, Vice Chair		Controller Lynn Brew	
Treasurer Jayne Schwarz		David Brendsel		District Counsel Tom Hart	
Secretary Bill Kulkoski		Stephen Christiansen		Assistant GM Karon Bennett	
Assistant Sec/Treas Karen Mars		Rita Lehman		Ryan Schmidt, Acrisure Area President	
		Carlton Smith			
		Beth Tyndall		Residents	
		Terry Potts (Alt)			
		Jeff Buxton (Alt)			

- I. **CALL TO ORDER** – Chair Young
- II. **PLEDGE OF ALLEGIANCE** – Supervisor Kulkoski
- III. **ROLL CALL** – Karon Bennett
- IV. **BOARD CHAIR OPENING COMMENTS** – Chair Young
- V. **FINANCE COMMITTEE CHAIR OPENING COMMENTS** – Dennis Popp
- VI. **PROPERTY INSURANCE DISCUSSION CONCERNING RENEWAL STRATEGIES** - Ryan Schmidt, Acrisure Area President
- VII. **CLOSE FINANCE COMMITTEE PORTION OF THE MEETING & BREAK**– Chair Young
- VIII. **APPROVAL OF MINUTES** – Board Meeting Minutes 02.16.2026
- IX. **DISTRICT COUNSEL’S REPORT** - Thomas Hart, Esq.
  - New Golf Course Maintenance Equipment Financing Agreement (Discussion and Resolution)
- X. **GENERAL MANAGER’S REPORT**– GM J.B. Belknap
- XI. **FINANCIAL REPORT** – Lynn Brew
- XII. **COMMITTEE REPORTS & RECOMMENDATIONS**
  - Resident Events Committee - March 2
  - Golf Committee – March 4
  - Long-Range Planning Committee – March 12
- XIII. **OLD BUSINESS**
  - Emailing of Survey Results to the Residents – Chair Young
  - Update of Policies & Procedures to Reflect Management Setting the Suggested Tip Percentage – Supervisor Mars
- XIV. **NEW BUSINESS**
  - New Owner Working Capital Assessment
    - Proposed Policy for Returning New Owner Working Capital Assessment – Chair Young
  - Volunteer Appreciation Card Draft, Distribution List, and Dollar Amount – Karon Bennett
- XV. **RESIDENT COMMENTS**
- XVI. **UPCOMING MEETINGS**

Thursday, March 19, 2026 — Library Committee — 9:00 a.m. CR-A/Zoom  
 Monday, March 23, 2026 — Facilities & Amenities Committee — 9:00 a.m. CR-C/Zoom  
 Wednesday, April 1, 2026 — Board of Supervisors Organizational Meeting — 9:00 a.m. CR-C/Zoom
- XVII. **ADJOURNMENT**



**MINUTES - RECREATION DISTRICT REGULAR BOARD MEETING WITH FINANCE COMMITTEE**

March 16, 2026, at 9:00 a.m. in Card Room C / Zoom

<b>BOARD MEMBERS</b>	<b>PRESENT</b>	<b>Finance Advisory Committee</b>	<b>PRESENT</b>	<b>OTHERS</b>	<b>PRESENT</b>
Chair Howard Young	X	Dennis Popp, Chair	X	GM J.B. Belknap	X
Vice-Chair Peter Overs	X	Larry Pedersen, Vice Chair	X	Controller Lynn Brew	X
Treasurer Jayne Schwarz	X	David Brendsel	X	District Counsel Tom Hart	X
Secretary Bill Kulkoski	X	Stephen Christiansen	X	Assistant GM Karon Bennett	X
Assistant Sec/Treas Karen Mars	X	Rita Lehman	X	Ryan Schmidt, Acrisure Area President	X
		Carlton Smith	X	Residents	5
		Beth Tyndall	Excused		
		Terry Potts (Alt)	X		
		Jeff Buxton (Alt)			

**CALL TO ORDER** – Chair Young opened the meeting at 9:00 AM.

**PLEDGE OF ALLEGIANCE** – Supervisor Kulkoski led the Pledge of Allegiance.

**ROLL CALL** – Assistant GM Bennett took roll call; attendees are listed above.

**BOARD CHAIR OPENING COMMENTS** – Chair Young

**FINANCE COMMITTEE CHAIR OPENING COMMENTS** – Dennis Popp

**PROPERTY INSURANCE DISCUSSION CONCERNING RENEWAL STRATEGIES** - Ryan Schmidt, Acrisure Area President, led a discussion and review of the current insurance program for any changes needed, and the current state of the insurance program market. The group set the strategic direction for the HGRD to take in the insurance renewal process. The group discussed limited and costly hurricane coverage options for the golf course and agreed that maintaining reserves may be a more practical approach. Accurate property valuations were emphasized as critical to proper coverage. Additional topics included roof age impacts on coverage, liability considerations for outside events, and the potential use of event-specific policies. Cyber liability coverage was also reviewed, with a recommendation to increase limits and continue employee training. Committee recommendations will be provided to the Board at their April 16, 2026, joint meeting.

***A 15-MINUTE BREAK TOOK PLACE, AND THE MEETING RECONVENED AT 10:40 A.M.***

**APPROVAL OF MINUTES** – *Supervisor Kulkoski moved to approve the minutes from the Regular Board Meeting on February 16, 2026. Supervisor Mars seconded the motion. **The motion was approved unanimously.***

**DISTRICT COUNSEL’S REPORT** – After discussion took place on the New Golf Course Maintenance Equipment Financing Agreement Counsel Hart presented Resolution 2026-07 to the Board: *Vice-Chair Overs moved to approve Resolution 2026-07, Chair Young seconded the motion, and the Resolution was unanimously approved as follows:* A RESOLUTION OF THE HERONS GLEN RECREATION DISTRICT APPROVING EXPENDITURE FROM 2025/2026 GOLF OPERATIONS AND MAINTENANCE BUDGET FOR GOLF COURSE MAINTENANCE EQUIPMENT LEASE; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

**GENERAL MANAGER’S REPORT**– GM Belknap updated the group as follows:

**CLIS 2-Wire Project:** Stahlman-England continues CLIS system transition and zone scheduling for controllers #8 and #9. Pedestals for controllers #10 and #11 have been installed; power coordination with Kirkwood Electric is pending. The goal is to be finished initially with the two-wire by mid-April and return to repair sod at around that time.

**Storage Containers:** An LDO amendment was submitted by Engineer John Baker, which includes an updated layout. No expected construction delays.

**Driving Range Restrooms:** Revised plans were submitted to the County; coordination with LCEC on power changes continues.

**#17 Bulkhead:** The variance application was submitted to the county and was deemed sufficient. This application package has now been submitted to SFWMD for review.

**Bocce North Shade Structures:** The test canopy was installed successfully and has addressed the problem of water dripping on the har-tru surface and creating a rut across the surface. A full installation decision will be made pending Larry Denmark's review next week, and the estimated cost

**Dragon Sports:** The hearing for Dragon Sports Recreation is scheduled for April 8, 2026, via Zoom.

**Bridge Concerns:** Hans Wilson Engineering is to complete an evaluation; camera monitoring is underway to estimate traffic volume and type.

**Wells & Water:** Hole #4 well flow is ~100 GPM; the Portofino well is inactive. A quote is pending to add power to run a well pump.

**AI Assessment:** CliftonLarsonAllen, our auditors, are exploring AI opportunities for HGRD staff; a proposal on scope, benefits, and costs is forthcoming.

**FINANCIAL REPORT** – Controller Brew prefaced the numbers with the fact that we created an allowance for bad debt. This affects the Administration Department. Controller Brew reported on the February financial variances as follows:

- Administration \$18,053 unfavorable, YTD \$4,721 unfavorable
- Food & Beverage \$4,886 unfavorable, YTD \$43,845 favorable
- Facilities Maintenance \$3,182 unfavorable, YTD \$27,206 favorable
- CLIS Department \$3,581 unfavorable, YTD \$54,193 unfavorable
- Fitness \$1,238 favorable, YTD \$6,096 favorable
- Golf Maintenance \$28,037 favorable, YTD \$52,236 favorable
- Golf Shop \$6,665 favorable, YTD \$84,920 favorable
- All Departments \$6,238 favorable, \$34,702 from Golf Operations

## **COMMITTEE REPORTS & RECOMMENDATIONS**

**Resident Events Committee** – Committee Chair Shelly Christiansen updated the group on upcoming events. 255 tickets have been sold for the Dazzling Del Rays dance on April 2<sup>nd</sup>. Two days later, is the Ben Allen Band dance, which had to be rescheduled, and 194 tickets have been sold for that event. Chair Young advocated for taking a look at the next season's club calendar to see on which days we could generate revenue from other concerts or events.

**Long-Range Planning Committee** – Committee Chair Jeff Buxton reported that the recent survey showed that a large majority of the residents are open to adopting new technology for improved service as long as it is easy to implement and easy to use. The committee has formed a subcommittee to work with management to identify technologies that could be implemented using systems that are already in place or new systems to pursue. The Board will review the subcommittee's charter and come back with comments to confirm that they are in agreement with the intention of the committee. Denise Fell will lead the subcommittee, and Assistant GM Bennett will join as their liaison.

## **OLD BUSINESS**

**Emailing of Survey Results to the Residents** – *Vice-Chair Overs made a motion to approve the analysis of the annual survey and to have the results shared with the community. Chair Young seconded the motion. **The motion was approved unanimously.***

**Update of Policies & Procedures to Reflect Management Setting the Suggested Tip Percentage** – At the last Board meeting, it was agreed, as a convenience, that a suggested gratuity on the "gross" amount (excludes tax) of an

individual's check will be added to each bill in all dining areas. The payment of this gratuity is subject to the diner's complete discretion and may be increased, decreased, or eliminated. The General Manager shall have the authority to adjust the amount of the suggested gratuity from time to time to reflect market conditions or as other economic conditions warrant. The Board is to be notified of any suggested rate changes. *Vice-Chair Overs made a motion to approve the update to the Policies and Procedures concerning the suggested tip percentage. Chair Young seconded the motion. **The motion was approved unanimously.***

**NEW BUSINESS**

**New Owner Working Capital Assessment** – The group discussed the policy for New Owner Working Capital Assessment as it relates to the exemption given to homeowners selling and rebuying within the community. The discussion centered on whether the exemption period should be extended. Pros and cons for extending the period were presented and discussed. Following discussion, *Supervisor Mars moved that the policy concerning the New Owner Working Capital Assessment remain as it is. Vice-Chair Overs seconded the motion. **The motion was approved unanimously.***

Counsel Hart presented Resolution 2026-08 to the Board: A RESOLUTION OF THE HERONS GLEN RECREATION DISTRICT AMENDING THE DISTRICT'S POLICIES AND PROCEDURES REGARDING GRATUITIES; PROVIDING FOR GENERAL AUTHORITY; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE. *Supervisor Mars moved to approve Resolution 2026-08, Vice-Chair Overs seconded the motion, and the Resolution was unanimously approved.*

**Volunteer Appreciation**– The Board approved \$30 gift cards as an appreciation gift for 150 volunteers. The cards can be used in either the dining facility or golf shop. *Supervisor Kulkoski moved that the \$30 volunteer appreciation gift cards for 150 volunteers be approved and mailed, adding that the cards can be used in either the dining facility or golf shop. Chair Young seconded the motion. **The motion was approved unanimously.***

**RESIDENT COMMENTS** – Stephen Christansen provided an update on the cornhole league, which just wrapped up its first season. The league has grown to 48 participants plus approximately 20 spectators, with successful tournaments held monthly.

**UPCOMING MEETINGS**

Monday, March 23, 2026 — Facilities & Amenities Committee — 9:00 a.m. CR-C/Zoom

Wednesday, April 1, 2026 — Board of Supervisors Organizational Meeting — 9:00 a.m. CR-C/Zoom

**ADJOURNMENT** took place at 10:50 a.m.

**Submitted By:**

Karon Bennett 4/16/2026  
Karon Bennett, Assistant GM Date

**Approved By the HGRD Board:**

 4/16/2026  
Peter Overs, HGRD Board Chair Date