



AGENDA - RECREATION DISTRICT REGULAR BOARD MEETING

February 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 | 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 Schwarz
- III. **ROLL CALL** – Karon Bennett
- IV. **MINUTES** – Joint Board Meeting Minutes 01.26.2026
- V. **DISTRICT COUNSEL’S REPORT** - Thomas Hart, Esq.
 - Update on Candidate Qualifying for the HGRD Board of Supervisors Election
 - Resolutions: Annual Audit Approval, Long-Term Master Plan, Tee Box on Hole #9 and Weather Emergency Plan
- VI. **GENERAL MANAGER’S REPORT**– GM J.B. Belknap
- VII. **FINANCIAL REPORT** – Lynn Brew
- VIII. **COMMITTEE REPORTS & RECOMMENDATIONS**
 - Resident Events Committee - February 2
 - Facilities & Amenities Committee - February 9
 - Long-Range Planning Committee - February 12
- IX. **OLD BUSINESS**
- X. **NEW BUSINESS**
 - Announcement and Timing of the Request for Committee Volunteers – Vice-Chair Overs
 - Committee Charter Changes – Supervisor Schwarz
 - Electric at Mystic Entrance – J.B. Belknap
 - Policy Amendment – Supervisor Mars
 - Weather Emergency Preparedness Plan – Karon Bennett
 - Discussion on Rescheduling 2026 Budget Workshops – Chair Young
- XI. **RESIDENT COMMENTS**
- XII. **UPCOMING MEETINGS**
 - Monday, February 23, 2026 — Finance Committee— 9:00 a.m. CR-C/Zoom
 - Monday, March 2, 2026 — Resident Events Committee — 1:00 p.m. Activities Room A
 - Wednesday, March 4, 2026 — Golf Committee — 2:00 p.m. CR-C/Zoom
 - Thursday, March 5, 2026 — Meet the Candidates — 5:00 p.m. in the Ballroom
 - Thursday, March 12, 2026 — Long-Range Planning Committee — 9:00 a.m. CR-C/Zoom
 - 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
 - Tuesday, March 24, 2026 — HGRD Election Day - Board of Supervisors — 4:00 p.m. CR-C
 - Wednesday, March 25, 2026 — Board of Supervisors — 9:00 a.m. CR-C/Zoom
 - Wednesday, April 1, 2026 — Board of Supervisors Organizational Meeting — 9:00 a.m. CR-C/Zoom
- XIII. **ADJOURNMENT**



MINUTES - RECREATION DISTRICT REGULAR BOARD MEETING

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

| 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 | 10 |

- I. **CALL TO ORDER** – Chair Young opened the meeting at 9:00 AM.
- II. **PLEDGE OF ALLEGIANCE** – Supervisor Schwarz led the Pledge of Allegiance.
- III. **ROLL CALL** – Karon Bennett took roll call; attendees are listed above.
- IV. **MINUTES** – *Supervisor Kulkoski moved to approve the minutes from the Joint Board, Finance Committee, Audit Committee, and Auditors Meeting Minutes 01.26.2026. Vice-Chair Overs seconded the motion. **The motion was approved unanimously.***
- V. **DISTRICT COUNSEL’S REPORT** - District Counsel received Candidate Qualifying Papers from one qualified resident for the single open seat on the HGRD Board of Supervisors. As a result, a Board election will not be held this year for the three-year term beginning April 1, 2026. The seat has been filled, and the Meet the Candidates event has been canceled. Karen Mars will continue serving on the Board for the upcoming term.

Resolution 2026-02 for the Annual Audit Approval was presented to the Board: Supervisor Kulkoski moved to approve Resolution 2026-02, Supervisor Schwarz seconded the motion, and the Resolution was unanimously approved as follows: A RESOLUTION OF THE HERONS GLEN RECREATION DISTRICT ACKNOWLEDGING AND RATIFYING RECEIPT AND APPROVAL OF THE 2024-2025 ANNUAL FINANCIAL AUDIT OF THE DISTRICT; PROVIDING FOR GENERAL AUTHORITY; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Resolution 2026-03 for the Long-Term Master Plan was presented to the Board: Vice-Chair Overs moved to approve with correction Resolution 2026-03, Chair Young seconded the motion, and the Resolution was unanimously approved as follows: A RESOLUTION OF THE HERONS GLEN RECREATION DISTRICT RATIFYING ITS ADOPTION OF ITS 2026 LONG-TERM MASTER PLAN; PROVIDING FOR GENERAL AUTHORITY; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Resolution 2026-04 for Tee Box on Hole #9 was presented to the Board: Vice-Chair Overs moved to approve Resolution 2026-04, Supervisor Schwarz seconded the motion, and the Resolution was unanimously approved as follows: A RESOLUTION OF THE HERONS GLEN RECREATION DISTRICT APPROVING EXPENDITURES FROM 2025/2026 GOLF COURSE IMPROVEMENT FUND FOR ADDITIONAL TEE BOX ON HOLE 9; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Resolution 2026-05 for the Weather Emergency Plan was presented to the Board: Vice-Chair Overs moved to approve Resolution 2026-05, Supervisor Schwarz seconded the motion, and the Resolution was unanimously approved as follows: A RESOLUTION OF THE HERONS GLEN RECREATION DISTRICT RATIFYING ITS ADOPTION OF THE 2026 WEATHER EMERGENCY PREPAREDNESS PLAN; PROVIDING FOR GENERAL AUTHORITY; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Resolution 2026-06 for the Cancellation of the HGRD Board Election was presented to the Board: Supervisor Kulkoski moved to approve Resolution 2026-06, Vice-Chair Overs seconded the motion, and the Resolution was unanimously approved as follows: A RESOLUTION CANCELING THE ELECTION ON MARCH 24, 2026 FOR ONE MEMBER OF THE BOARD OF SUPERVISORS OF HERONS FLEN RECREATION DISTRICT; ACCEPTING THE QUALIFICATION OF CANDIDATE

KAREN MARS; DECLARING THE CANDIDATE KAREN MARS ELECTED TO THE POSITION OF SUPERVISOR FOR A TERM OF THREE YEARS COMMENCING APRIL 1, 2026, AND CANCELING THE MEET THE CANDIDATES MEETING.

Counsel Hart added that Attorney George Gift will file a summary judgment motion in the Dragon Recreation lawsuit to recover \$28k in funds, plus expenses and attorney fees.

VI. **GENERAL MANAGER'S REPORT**– GM Belknap updated the group as follows:

CLIS 2-Wire Project: Controller #7 is complete and online with temporary power. Testing and programming of zones will begin today and Monday. Work will proceed next to Controller #8 (Via La Quinta, Via Presidio, Corinthia Circle, east Valparaiso, and along HG Blvd.) once utility locates are finalized.

CLIC Stuck Valves / Mainline Breaks: Recent mainline breaks caused sediment to enter the system, resulting in more than 70 valve failures. The pump motor also required a one-week repair. Valve flushing is scheduled to begin next week.

Storage Containers: Awaiting County approval of the revised site plan before a building permit can be issued; surveyor will return after approval.

Driving Range Restrooms: Elevations and ramp configuration are being revised due to flood zone requirements prior to electrical reinspection.

Bocce North Shade Structures: Test canopy has not yet been received by the vendor; installation date pending.

#17 Bulkhead: No updates. The County's zoning and environmental reviewer is still addressing Bowman's engineering plans regarding the littoral planting area in the lake.

Electric at Mystic Entrance – Mystic homeowner Bob Dean requested District funding for electrical service at the neighborhood entrance located on District property at Mystic and Herons Glen Blvd.. Mr. Dean based this on past practice that developers provide this infrastructure; Mr. Dean was advised that this was not under the HGRD umbrella and follow up with the builder was needed by the HOA.

VII. **FINANCIAL REPORT** – Controller Brew reported on the January financial variances as follows:

- Administration \$986 favorable, YTD \$13,332 favorable
- Food & Beverage \$5,197 unfavorable YTD \$48,730 favorable
- Facilities Maintenance \$7,933 favorable, YTD \$30,388 favorable
- CLIS Department \$12,747 unfavorable, YTD \$50,612 unfavorable
- Fitness \$1,717 favorable, YTD \$4,858 favorable
- Golf Maintenance \$5,685 unfavorable, YTD \$24,199 favorable
- Golf Shop \$7,932 favorable, YTD \$78,255 favorable
- All Departments \$5,061 unfavorable, YTD \$149,151 favorable
- From Golf Operations \$102,454 favorable, YTD \$2,247 favorable

VIII. **COMMITTEE REPORTS & RECOMMENDATIONS**

Resident Events Committee – Shelly Christiansen reported that the committee is continuing to work on upcoming events and staying within budget. Chair Young mentioned that the comments presented in the annual survey support the positive experiences that the committee helps to provide.

Facilities & Amenities Committee – Supervisor Mars presented the Committee's recommendation that the Board evaluate the current 18% recommended gratuity for applicable employees and consider increasing it to 20%. Supervisor Mars suggested that this review take place during the Board's June 2026 Budget Workshops; however, Vice-Chair Overs recommended addressing the matter sooner.

A discussion followed regarding the 18%, the suggested gratuity guideline, and the additional gratuity line on receipts. The Board concurred that any adjustment to the gratuity recommended or suggested percentage should be determined by the General Manager in response to changing circumstances. This is an operational issue and management should amend as needed with Board notification. If supported by Northstar, General Manager Belknap and Controller Brew will extract detailed data on the actual wages of tipped employees and present their findings at the next Board meeting.

Long-Range Planning Committee - Jeff Buxton reported that the Committee's most recent meeting focused on the results of the annual survey. Discussion took place regarding the survey outcomes and the prioritization of the top ten "opportunity" items identified. Mr. Buxton will provide an AI-generated analysis for Board review, organized by section, for further discourse and potential inclusion in the Strategic Plan.

Suggestions for the third draft of the resident presentation are to be forwarded to Karon Bennett for transmittal to Mr. Buxton.

IX. **OLD BUSINESS** – No Old Business was presented.

X. **NEW BUSINESS**

Committee Charter Changes and Policy Amendment – Supervisor Schwarz explained that the environment has evolved since the establishment of the Audit Committee. The contracted auditors have been highly responsive, and management has significantly increased its knowledge of GASB requirements, as well as its responsiveness and timeliness in working with the auditors. As a result, several of the functions previously assigned to the Audit Committee are no longer necessary. *Supervisor Schwarz moved to approve the amended Finance Committee Charter dated February 2026, which includes discharging the Audit Committee and convening it as a subcommittee on an as-needed basis. Vice-Chair Overs seconded the motion. **The motion was approved unanimously.***

Supervisor Mars explained that the Resident Events Committee is requesting a change from an Ad Hoc Committee to a Standing Committee in order to allow for a periodic refresh of members interested in serving and to reduce the committee to nine members, with the ability to form *subcommittees with non-committee members* as needed. *Supervisor Mars moved to designate the Resident Events Committee as a Standing Committee and adopt the revised charter. Vice-Chair Overs seconded the motion. **The motion was approved unanimously.***

*Vice-Chair Overs moved to discharge the Problem Solving Ad Hoc Committee, as its work has been completed, with the understanding that subject-matter experts may be called upon as needed. Chair Young seconded the motion. **The motion was approved unanimously.***

Announcement and Timing of the Request for Committee Volunteers – The volunteer request was reviewed by the group. It was agreed that the Concert Series Committee will be removed from the current volunteer request, as its work requires specific timing that cannot be determined in advance. Vice-Chair Overs clarified that the Adopt-A-Hole Committee functions as a subcommittee. Challenges in recruiting new volunteers were noted, along with the criteria used in selecting committee members, which include evaluating relevant experience and may consult with committee chairs. The request will be sent March 2nd with results to be presented to the Board at their March Board meeting.

*Vice-Chair Overs moved that Karon Bennett update and distribute the committee volunteer announcement, updating ad hoc committees and reflecting new Resident Events standing committee structures for distribution to the residents on March 2nd. Supervisor Mars seconded the motion. **The motion was approved unanimously.***

Discussion on Rescheduling 2026 Budget Workshops – The Board agreed to changes in the 2026-27 Board schedule. The new schedule is attached.

XI. **RESIDENT COMMENTS**

Resident Bob Polenska expressed concerns about the restaurant's profitability and suggested increasing advertising efforts to attract more outside patrons. The Board emphasized the current club model, which prioritizes resident access and social interaction over maximizing revenue.

XII. **UPCOMING MEETINGS**

Monday, February 23, 2026 — Finance Committee— 9:00 a.m. CR-C/Zoom

Monday, March 2, 2026 — Resident Events Committee — 1:00 p.m. Activities Room A
Wednesday, March 4, 2026 — Golf Committee — 2:00 p.m. CR-C/Zoom
Thursday, March 12, 2026 — Long-Range Planning Committee — 9:00 a.m. CR-C/Zoom
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, March 16, 2026 — Board of Supervisors — 9:00 a.m. CR-C/Zoom
Wednesday, April 1, 2026 — Board of Supervisors Organizational Meeting — 9:00 a.m. CR-C/Zoom

XIII. **ADJOURNMENT** took place at 10:58 a.m.

Submitted By:

 3/16/2026
Karon Bennett, Assistant GM Date

Approved By the HGRD Board:

 3/16/2026
Howard Young, HGRD Board Chair Date



Recreation District Board of Supervisors Meetings 2026

All meetings will begin at **9:00 a.m.** in Card Room C unless otherwise noted below:

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|---|--|
| Board Meeting January 05 | Board Meeting May 18 |
| Joint Board & Finance Meeting Not Presented through Zoom January 26 | Board Workshops (Budget) June 22, 23, and 24 |
| Board Meeting February 02 Canceled | Board Meeting June 25 at 1:00 PM Preliminary Budget |
| Board Meeting February 16 | Board Meeting July 24 |
| Meet the Candidates March 05 – Canceled | Joint Board & Finance Meeting August 17 at 9:30 a.m. |
| Board Meeting March 16 | Public Hearing/Annual Budget Monday, August 31 at 6:00 p.m. in the Ballroom |
| Election Day March 24 - Canceled | Board Meeting Sept 21 at 9:30 a.m. |
| Board Meeting March 25 - Rescheduled | Board Meeting October 05 |
| Board Organizational Meeting April 01 | Board Meeting October 19 |
| Joint Board & Finance Meeting THURSDAY April 16 | Board Meeting November 02 |
| Joint Board & Finance Meeting April 27 Mid-Year Review | Board Meeting December 07 |

THE PUBLIC IS INVITED TO ATTEND ALL MEETINGS.

Location: Herons Glen Golf & Country Club 2250 Herons Glen Blvd. | North Fort Myers, Florida 33917.
Zoom: <https://uso2web.zoom.us/j/9687107160> | Meeting ID: 968 710 7160 – Passcode: HgrdMeet1
HGRD Board of Supervisors Email: hgrdboard@hgrdnfm.com

Any person requiring special accommodation at meetings because of a disability or physical impairment should contact Herons Glen at (239) 731-4501 at least five (5) calendar days before the meeting. If a person decides to appeal any decision made by the Herons Glen Recreation District concerning any matter considered at such meeting or hearing, (s)he will need a record of the proceedings, and that, for such purpose, (s)he may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based.