



AGENDA - RECREATION DISTRICT REGULAR BOARD MEETING

January 5, 2026, at 9:00 a.m. in Card Room C

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 Mars
- III. **ROLL CALL** – Karon Bennett
- IV. **MINUTES** – Regular Board Meeting 12.15.2025
- V. **DISTRICT COUNSEL’S REPORT** - Thomas Hart, Esq.
- VI. **GENERAL MANAGER’S REPORT**– GM J.B. Belknap
- VII. **COMMITTEE REPORTS & RECOMMENDATIONS**
 - Resident Events Committee
 - Facilities & Amenities Committee – Mary Koenig
 - Golf Committee – Bruce Johnson
- VIII. **OLD BUSINESS**
 - Discussion, Approval, and Timing of the 2025 Annual Survey – Chair Young
 - Review of the Draft Master Plan – Chair Young
- IX. **NEW BUSINESS**
- X. **RESIDENT COMMENTS**
- XI. **UPCOMING MEETINGS**
 - Monday, January 5, 2026 — Resident Events Committee — 1:00 p.m. Activities Room A
 - Monday, January 19, 2026 — Facilities & Amenities Committee — 9:00 a.m. CR-C/Zoom
 - Thursday, January 22, 2026 — Long-Range Planning Committee — 9:00 a.m. CR-C/Zoom
 - Monday, January 26, 2026 — Joint Board Meeting with Finance Committee — 9:00 a.m. CR-C
- XII. **ADJOURNMENT**



MINUTES - RECREATION DISTRICT REGULAR BOARD MEETING

January 5, 2026, 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	5

- I. **CALL TO ORDER** – Chair Young opened the meeting at 9:00 AM.
- II. **PLEDGE OF ALLEGIANCE** – Supervisor Mars led the Pledge of Allegiance.
- III. **ROLL CALL** – Karon Bennett took roll call; attendees are listed above.
- IV. **MINUTES** – *Supervisor Mars moved to approve the minutes from the Regular Board Meeting on December 15, 2025. Supervisor Kulkoski seconded the motion. **The motion was approved unanimously.***
- V. **DISTRICT COUNSEL’S REPORT** - Thomas Hart, Esq. advised the Board that the resolution for the Board Election would be presented for the Board's approval at the January 26, 2026, meeting. This includes the change in mailing procedures where the election materials will now be sent by the HGRD Office staff rather than Counsel Hart’s office. Legal counsel continues efforts to serve Dragon Recreation with the District’s lawsuit, and publication is being considered.
- VI. **GENERAL MANAGER’S REPORT**– GM J.B. Belknap updated the group as follows:
 - CLIS 2-Wire Project:** Stahlman-England reported that Controllers #1–#4 are fully operational and running on the new two-wire irrigation system. Mainscape staff are coordinating adjustments to the watering program, with a goal of watering two days per week. Once finalized, residents will be notified of their estimated watering windows. Beginning Monday, Stahlman-England will directionally bore across the center median to connect Athenian and Odyssea, enabling wiring to be pulled from Controller #3 on Odyssea Court to the west side of Athenian Lane. Utility and fiber locates are currently underway on Mystic, Dennisport, Mykonos, and Tisbury in preparation for the installation of Controller #5, which will be the next controller in sequence.
 - Storage Containers:** The County has approved the storage container permit, allowing site preparation and installation of the concrete footers to proceed. The surveyor is expected to establish grading elevations beginning the week of the 12th. An additional electrical proposal is under review and being compared to Kirkwood Electric’s proposal.
 - Driving Range Restrooms:** The permit has been under County review for approximately six weeks. Approval is anticipated in mid-January.
 - Bocce North Shade Structures:** Installation of hardware and cables on the shade structures has been completed to allow testing of the design concept. The configuration has been revised to utilize three cables instead of four to better direct water flow toward the ball racks, with the cable nearest the tennis courts to be removed. The test canopy will be shortened accordingly.

#17 Bulkhead: The County deviation approval is expected in January. Upon receipt, a separate application will be submitted to the South Florida Water Management District. Follow-up will continue.

December Budget Reports: Preliminary December results indicate Food and Beverage revenue is approximately 32% above budget. Golf revenue, including member guest, daily fee, and non-member resident play, was approximately 5% below budget, with non-member resident revenue approximately 42% below budget. This variance is largely offset by increased membership revenue, which on an accrual basis is expected to produce a positive monthly variance of approximately \$8,000–\$10,000 through FY 2026.

Concert Series: Four concerts are scheduled this year, with two in January and two in February. The first concert is scheduled for next Saturday.

Wells Chair Young inquired about getting our wells that pump from the aquifer back operating to supplement the effluent water we receive. GM Belmont stated that Tim Kortanek was not optimistic, but he would contact FGUA for a more definitive answer. **Fitness Center:** A resident inquired about the moisture in the ceiling of the center and GM Belknap that Nate Baers, Facilities Manager was working to identify options to possibly insulate and thereby minimize the collection of moisture above the ceiling.

VII. COMMITTEE REPORTS & RECOMMENDATIONS

Resident Events Committee – No report.

Facilities & Amenities Committee – No report.

Golf Committee – No report.

VIII. OLD BUSINESS

Discussion, Approval, and Timing of the 2025 Annual Survey – The Board agreed on the final draft of the annual survey. *Supervisor Kulkoski moved to approve the emailing of the annual survey for return by January 30, 2026. Vice-Chair Overs seconded the motion. **The motion was approved unanimously.***

Review of the Draft Master Plan – The Board made suggested changes to the draft Master Plan. The amended plan will be sent to the Board for further review and be placed on the agenda at the next Board meeting on January 26, 2026.

IX. NEW BUSINESS

Library Materials – The Board reviewed a letter from Kathleen Colletti suggesting the Board consider allowing books to be added to the shelves in the library with a copyright over 10 years ago. The consensus was that rather than retaining older materials on the shelves, the Biographies would be moved from Cardroom A to Cardroom B and items shifted to even out the contents of the rooms. Supervisor Mars will inform Mrs. Colletti and the committee coordinators of the Board's decision regarding library materials and the new arrangement.

Due to Sunshine Laws concerning communication via email, District-owned iPads and generic District email accounts for Board members to use for official communications will be purchased. This will allow, in case of a legal question, those devices to be turned over to authorities rather than putting a Board member's personal device at risk. The devices are to be returned to management when service on the Board ends and transferred to incoming Board members.

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

XI. **UPCOMING MEETINGS**

- Monday, January 5, 2025 — Resident Events Committee — 1:00 p.m. Activities Room A
- Monday, January 19, 2025 — Facilities & Amenities Committee — 9:00 a.m. CR-C/Zoom
- Thursday, January 22, 2025 — Long-Range Planning Committee — 9:00 a.m. CR-C/Zoom
- Monday, January 26, 2025 — Joint Board Meeting with Finance Committee — 9:00 a.m. CR-C

XII. **ADJOURNMENT** took place at 10:38 a.m.

Submitted By:

 01/26/2025
Karon Bennett, Assistant GM Date

Approved By the HGRD Board:

 01/26/2025
Howard Young, HGRD Board Chair Date