



**HERONS GLEN RECREATION DISTRICT (HGRD)  
LONG RANGE PLANNING AD HOC COMMITTEE MEETING  
Monday, January 18, 2021 9:30 AM, Zoom**

**MINUTES**

<b>MEMBERS</b>	<b>PRESENT</b>	<b>SUPERVISORS/OTHERS</b>	<b>PRESENT</b>
Chair Fred Gignac	X	Supervisor Howard Young, Liaison	X
Vice Chair Ron Glasgow	Absent	GM J.B. Belknap	X
Jim Burnett	X	Controller Lynn Garcia	Absent
Jerry Hentges	X	Board Secretary Karon Bennett	X
Bob Herbstritt	Absent		
Peter Overs	X	<b>Optional – LRP Sub-Committee</b>	
		John Cowgill	X
Residents	#	Jon Edinger	X
		Dick Thomas	Absent

- I. **CALL TO ORDER** – Chair Gignac
- II. **APPROVAL OF MINUTES** – October 19, 2020
- III. **GENERAL MANAGER’S REPORT** – GM J.B. Belknap

**Bond Project Updates**

**Golf Course** - A verbal agreement has been made with Clarke Construction to be the construction company to implement the Garl’s golf course design. Out of the six companies that bid, it was unanimous to go with Clarke. J.B. is confident that a great team has been assembled for the project.

**HOA** - A meeting is scheduled on Thursday, January 21st with HOA Manager Joyce Gillespie, Golf Course Maintenance Tim Kortanek and JB to discuss things such as directional boring for the irrigation system, ingress/egress to the golf course, etc.

**Golf Course Renovation** - The golf course renovation is on schedule. On February 22nd the first grass eradication on the fairways, tees and roughs will occur.

**CLIS** – J.B. is talking to “No Limit Irrigation” about outsourcing the sprinkler system throughout the community. The CLIS team is facing challenges with irrigation lines being broken by Blue Stream and continue to make repairs as they occur. Based on the Blue Stream challenges, Tim has requested delaying the project until they are finished.

**Other Projects** – We are through the program and schematic design phase with the “Champions” who worked on the selection of the golf course construction contractor.

We are now in the design development phase (or 60%) and additional meetings will be scheduled concerning the following projects:

- Pool Deck;
- Bocce/Shuffleboard/Tennis Sports Facility;
- Adding 2 more pickleball courts;
- Storage Building;
- Driving Range restroom.

#### **DR Horton Update**

- The Mystic property purchase has closed and the plat must be finalized by March 31st.

#### **Balgas Propane Tank Removal**

- Balgas Propane has pulled its service from Herons Glen. A large propane tank by the Golf Maintenance Building is scheduled for removal prior to March 1st. Clubhouse Maintenance Dan Parker and J.B. will oversee the removal to assure that Herons Glen is in compliance with environmental needs.

#### **IV. OLD BUSINESS**

##### **Club Benchmarking – Preliminary Expenditures Report**

Chair Gignac started the discussion concerning the Club Benchmarking Report by noting the size of the Reserve Study and its need for identifications and classifications within. He suggested using the talent on the Long-Range Planning and Problem-Solving Taskforce Committees to assist management in breaking down the document to determine omissions, additions, etc. Supervisor Young stated that a verifiable process of tagging equipment and syncing it to the individual piece of equipment needs to be applied.

Further, the Committee agreed that the next step for J.B. is to review the report for adjustments then give the Committee and Department Heads a chance to look for anomalies, mistakes or additions. The LRP Committee will meet again on February 25th, 2021 to go over the Reserve Study again. J.B. expressed his ability to gather the information needed prior to the meeting. He also noted that the Controller Lynn Garcia is working on the District's audit; the audit will remain her top priority.

The Reserve Study is a living document that will be held and maintained by the management at Herons Glen Recreation District.

#### **VIII. NEW BUSINESS**

Supervisor Young asked Chair Gignac to review the 2020/2021 Committee Volunteer List to find a replacement for Ron Turcot's seat on the Long-Range Planning Committee.

IX. **NEXT MEETING DATE** Monday, February 22, 2021 at 9:30 AM

X. **ADJOURNMENT** took place at 10:15 AM.

**APPROVED BY LONG-RANGE PLANNING COMMITTEE  
on February 22, 2021**

**HERONS GLEN RECREATION DISTRICT (HGRD)**  
**LONG-RANGE PLANNING AD HOC COMMITTEE MEETING**  
**February 22, 2021 9 A.M., All Participants via Zoom**

**MINUTES**

<b>MEMBERS</b>	<b>PRESENT</b>	<b>SUPERVISORS/OTHERS</b>	<b>PRESENT</b>
Chair Fred Gignac	X	Supervisor Howard Young, Liaison	X
Vice Chair Ron Glasgow	X	Board Chair Don Misener	X
Jim Burnett	X	Treasurer Jayne Schwarz	X
Jerry Hentges	X	Secretary Mary Ann Polvinen	X
Bob Herbstritt	X	Asst Sec/Treas William Kulkoski	X
Peter Overs	X	GM J.B. Belknap	X
<b>Optional – LRP Sub-Committee</b>		Controller Lynn Garcia	X
John Cowgill	X	Building Maint. Dan Parker	X
Jon Edinger	X	Board Secretary Karon Bennett	X
Dick Thomas	Absent	Residents	#

I. **CALL TO ORDER** – Chair Fred Gignac called the meeting to order at 9:30 A.M.

II. **APPROVAL OF MINUTES**

- *The minutes from the January 18, 2021 LRP meeting were approved as written.*

III. **GENERAL MANAGER’S REPORT** - J.B. Belknap reported on the progress of the following projects:

• **Bond Project Updates**

- **Golf Course** – The Clarke Construction contract has been signed. Ricky Nix and Clarke Construction will be on site on March 2<sup>nd</sup> to review the Master Plan for the golf course renovation, directional boring for irrigation and potentially starting construction early on the new #10 greens. Spray out of the golf course started today. The Property Surveyor is currently surveying areas on hole #5 and some of the property lines delineated between the golf course and the property homeowners.
- **CLIS** – J.B. and Counsel Hart are reviewing a contract with No Limit Irrigation to start performing the Bond projects. The District is dealing with a few challenges with Blue Stream. The issues are being resolved by using traceable wiring so that when 811 No Cuts is called the chance of cutting fiberoptics is significantly reduced.
- **5 Stultz Managed Projects** - We are through Design Development phase with “Champions”. We are now in the completed design (100%) phase for RFP’s. Once the 100% drawings are received from Jim Ink and Waldrop Engineering Stultz can begin gathering budget numbers and quotes.
  - Pool Deck;
  - Bocce/Shuffleboard/Tennis Sports Facility;
  - Adding 2 more pickleball courts;
  - Storage Building;
  - Driving Range restroom.

- Design initiation for future Bond Projects needs to start within 3 years (These are currently not in Stultz scope of responsibility).
  - Restaurant/Lobby Renovation: \$600K
  - Bridge Replacement: \$300K-\$440K
  - Multi-Use Cart path expansion: \$350K
  - Roof & Storefronts-other infrastructure: \$1.8M
  - Ballroom Renovations: \$210K

**DR Horton Update:** Land clearing has begun on the DR Horton project. The Property Surveyor has staked out the boundaries on hole #18. The plat must be finalized by March 31<sup>st</sup>.

**Balgas Propane Tank Removal** - Transtech Energy, the procuring company in charge of the tank removal, will take approximately a week to remove the BalGas tank and restore the area. J.B. is in contact with Joyce regarding any HOA involvement.

#### IV. **OLD BUSINESS**

Building Maintenance Manager Dan Parker led a discussion regarding the capital, deferred, and bond project progress and needs. He mentioned that over the past several years many things have changed on the long-term plan. Recent club benchmarking coincides with how the long-term plan is laid out. Once complete, this will create a great plan with solid numbers going forward. Chair Gignac noted that once club benchmarking is underway the District will face the task of tagging all old and incoming equipment for record keeping. Dan mentioned that he has submitted an inventory tracking program for assets to the Club Controller review.

The committee reviewed the Reserve Study update and long-term funding alternatives.

A discussion took place concerning the process of adding new people to the Committee. The committee will hold off on filling vacancies until the Board approaches the community for committee volunteers in mid-March. Supervisor Young suggested that the Long-Range Planning Committee Charter to be revised to include a minimum of five (5) members and a maximum of seven (7) members of the committee. The current Charter only allows for five (5) members. Supervisor Young make this recommendation at the next Board Workshop.

#### V. **NEW BUSINESS**

Regarding the committee's completion of work, Chair Gignac asked J.B. when the budget needed to be completed. J.B. mentioned that April would be a good time to meet with Club Benchmarking to go through line items. Lynn agreed stating that this would line up with the June 21 budget meetings.

#### VI. **UPCOMING MEETING DATES**

- Monday, March 15, 2021 at 9:30 AM via Zoom
- Monday, April 19, 2021 at 9:30 AM via Zoom
- Monday, May 17, 2021 at 9:30 AM via Zoom
- **ADJOURNMENT** Chair Gignac adjourned the meeting at 10:23 A.M.

***APPROVED BY LONG-RANGE PLANNING COMMITTEE on March 15, 2021***



**HERONS GLEN RECREATION DISTRICT (HGRD)  
LONG RANGE PLANNING AD HOC COMMITTEE MEETING  
Monday, March 15, 9:30 AM, Zoom Only**

**AGENDA**

<b>MEMBERS</b>	<b>PRESENT</b>	<b>SUPERVISORS/OTHERS</b>	<b>PRESENT</b>
Chair Fred Gignac		Supervisor Howard Young, Liaison	
Vice Chair Ron Glasgow		Board Chair Don Misener	
Jim Burnett		Treasurer Jayne Schwarz	
Jerry Hentges		Secretary Mary Ann Polvinen	Absent
Bob Herbstritt		Asst Sec/Treas William Kulkoski	
Peter Overs		GM J.B. Belknap	
<b>Optional – LRP Sub-Committee</b>		Controller Lynn Garcia	
John Cowgill		Building Maint. Dan Parker	
Jon Edinger		Board Secretary Karon Bennett	
Dick Thomas		Residents	#

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

II. **APPROVAL OF MINUTES** – February 22, 2021

III. **GENERAL MANAGER’S REPORT** - J.B. Belknap

IV. **OLD BUSINESS**

- Update on Club Benchmarking
- Update on Golf Course Renovation

VIII. **NEW BUSINESS**

- Golf Course Improvement Fund
- Golf Course Entrance Signage During the Construction Period

IX. **UPCOMING MEETING DATES**

- Monday, March 15, 2021 at 9:30 AM via Zoom
- Monday, April 19, 2021 at 9:30 AM via Zoom
- Monday, May 17, 2021 at 9:30 AM via Zoom

X. **ADJOURNMENT**



**HERONS GLEN RECREATION DISTRICT (HGRD)  
LONG RANGE PLANNING AD HOC COMMITTEE MEETING  
Monday, March 15, 9:30 AM, Zoom Only**

**MINUTES**

<b>MEMBERS</b>	<b>PRESENT</b>	<b>SUPERVISORS/OTHERS</b>	<b>PRESENT</b>
Chair Fred Gignac	X	Supervisor Howard Young, Liaison	X
Vice Chair Ron Glasgow	X	Treasurer Jayne Schwarz	X
Jim Burnett	X		
Jerry Hentges	X	GM J.B. Belknap	X
Bob Herbstritt	X	Controller Lynn Garcia	X
Peter Overs	X	Director Golf Maint. Tim Kortanek	X
<b>Optional – LRP Sub-Committee</b>		Board Secretary Karon Bennett	X
John Cowgill	X		
Jon Edinger	X		
Dick Thomas	X	Residents	0

I. **CALL TO ORDER** - Chair Fred Gignac called the meeting to order at 9:30 A.M.

II. **APPROVAL OF MINUTES**

- *The minutes from the February 22, 2021 Long-Range Planning Committee meeting were approved as written.*

III. **GENERAL MANAGER’S REPORT** - J.B. Belknap reported on the progress of the following Bond projects:

- **Golf Course** - Regarding the two permits needed; one permit is in hand, the other is expected by March 1, 2021. Spray out will begin on March 22, 2021. The property survey has been completed on the front 9, next week the back 9 is scheduled for completion.
- **5 Stultz Managed Projects:** The five projects that Stultz are managing are complete through the design (100%) phase for RFP’s. Our Engineer, Jim Ink has reached an agreement with Lee County that we will have two separate Limited Development Orders issued for our projects. The Golf Course will run on its own timeline and the other 5 projects will have one issue date with multiple completion dates for each of the 5 projects and can be placed in service separately when complete.
  - Pool Deck;
  - Bocce/Shuffleboard/Tennis Sports Facility;
  - Adding 2 more pickleball courts;
  - Storage Building;
  - Driving Range restroom.

J.B. noted that a professional design team will come out on Monday to take a look at renovating the pool deck and restaurant during the current golf course renovation.

- **DR Horton Update:** Land clearing has started on the DR Horton project. The plat must be finalized by March 31<sup>st</sup>.
- **Future Bond Projects & Preliminary Budgets** - Currently not in Stultz scope of responsibility.
  - Restaurant/Lobby Renovation: \$600K
  - Bridge Replacement: \$300K-\$440K
  - Multi-Use Cart path expansion: \$350K
  - Roof & Storefronts-other infrastructure: \$1.8M
  - Ballroom Renovations: \$210K

#### IV. OLD BUSINESS

**Update on Club Benchmarking** - J.B. confirmed that April is a good time to meet with Club Benchmarking. This date prior to the June budget meetings allowing management to make confirm that the capital sheet is up-to-date and accurate.

**Update on Golf Course Renovation** – Golf Course Renovation Chair Jon Edinger mentioned a recent preconstruction meeting with several contractors, irrigation people, engineers and architects that went very well. The group rode the golf course resolving potential issues.

The golf course surveyor has returned to re-stake the out-of-bound markers on hole #5. Chair Edinger is confident that the District is in good shape for developing the tees on hole #5. Hole #10 has been marked out.

The Board has approved the committees request to fund shoreline work on hole #6.

#### VIII. NEW BUSINESS

**Golf Course Entrance Signage During the Construction Period** – J.B. will put together signs to be placed at access points on the course in order to keep residents off the course during construction.

#### IX. UPCOMING MEETING DATES

- Monday, April 19, 2021 at 9:30 AM via Zoom
- Monday, May 17, 2021 at 9:30 AM via Zoom

X. **ADJOURNMENT** took place at 10:08AM.

**Minutes approved by the Long-Range Planning Committee on April 19, 2021**



# GM - Long Range Planning Report

## LRP Meeting-March 15, 2021

- **Bond Project Updates**
  - **Golf Course-** Permitting; Clarke Construction contract; Spray Out March 22<sup>nd</sup>; Property Survey-completed front 9, next week back 9; Directional Boring for Irrigation; Begin new green construction on #10 following permit. HOA access & Mobilization of equipment.
  - **5 Stultz Managed Projects:** Through Completed Design (100%) Phase for RFP's. Engineer has reached an agreement with Lee County that we will have two separate Limited Development Orders issued for our projects. The Golf Course will run on its own timeline and the other 5 projects will have one issue date with multiple completion dates for each of the 5 projects and can be placed in service separately when complete.
    - Pool Deck;
    - Bocce/Shuffleboard/Tennis Sports Facility;
    - Adding 2 more pickleball courts;
    - Storage Building;
    - Driving Range restroom.
- **Future Bond Projects & Preliminary Budgets (Currently not in Stultz scope of responsibility)**
  - Restaurant/Lobby Renovation: \$600K. Fishman & Associates tomorrow
  - Bridge Replacement: \$300K-\$440K
  - Multi-Use Cart path expansion: \$350K
  - Roof & Storefronts-other infrastructure: \$1.8M
  - Ballroom Renovations: \$210K
- **DR Horton Update:** Land Clearing has started. Plat must be finalized by March 31<sup>st</sup>



**HERONS GLEN RECREATION DISTRICT (HGRD)  
LONG RANGE PLANNING STANDING COMMITTEE MEETING  
Monday, April 19, 9:30 AM, Zoom**

**AGENDA**

<b>MEMBERS</b>	<b>PRESENT</b>	<b>SUPERVISORS/OTHERS</b>	<b>PRESENT</b>
Chair Fred Gignac		Supervisor Howard Young, Liaison	
Jim Burnett		GM J.B. Belknap	
Jerry Hentges		Controller Lynn Garcia	
Bob Herbstritt		Board Secretary Karon Bennett	
		<b>Optional – LRP Sub-Committee</b>	
		John Cowgill	
Residents	#	Jon Edinger	
		Dick Thomas	

- I. **CALL TO ORDER** - Chair Gignac
  
- II. **APPROVAL OF MINUTES** – March 15, 2021
  
- III. **GENERAL MANAGER’S REPORT** - J.B. Belknap
  
- IV. **OLD BUSINESS**
  - Programs under Dan Parker
  - Club Benchmarking
  
- VIII. **NEW BUSINESS**
  
- IX. **NEXT MEETING DATE** - Monday, May 17, 2021 at 9:30 AM via Zoom
  
- X. **ADJOURNMENT**



**HERONS GLEN RECREATION DISTRICT (HGRD)  
LONG RANGE PLANNING STANDING COMMITTEE MEETING  
Monday, April 19, 9:30 AM, Zoom**

**MINUTES**

<b>MEMBERS</b>	<b>PRESENT</b>	<b>SUPERVISORS/OTHERS</b>	<b>PRESENT</b>
Chair Fred Gignac	X	Supervisor Howard Young, Liaison	X
Jim Burnett	X	GM J.B. Belknap	X
Jerry Hentges	X	Controller Lynn Garcia	X
Bob Herbstritt	Absent	Board Secretary Karon Bennett	X
		<b>Optional – LRP Sub-Committee</b>	
		John Cowgill	X
Residents	2	Jon Edinger	
		Dick Thomas	Absent

I. **CALL TO ORDER** - Chair Fred Gignac called the meeting to order at 9:30 A.M.

II. **APPROVAL OF MINUTES**

- *The minutes from the March 15, 2021 Long-Range Planning Committee meeting were approved as written.*

III. **GENERAL MANAGER’S REPORT** - J.B. Belknap reported on the following:

**Bond Project Updates**

**Golf Course** – Clarke Construction is very close to getting the Natural Resource Permitting. Directional boring for irrigation has begun. The 1<sup>st</sup> in a video series update was presented last week. The plan is to film these progress videos every couple of weeks or so and focus in on milestones or other areas of interest.

The HOA & Environmental Underground have finished repairing the connecting pipe between #2 and #3. HOA is also planning on cleaning out the interconnect pipe between the holes.

**Stultz Managed Projects:** J.B. announced that we are through completed design (100%) phase for RFP’s. The engineer has reached an agreement with Lee County that we will have two separate Limited Development Orders issued for our projects. The golf course will run on its own timeline and the other 5 projects will have one issue date with multiple completion dates for each of the 5 projects and can be placed in service separately when complete.

- Pool Deck;
- Bocce/Shuffleboard/Tennis Sports Facility;
- Adding 2 more pickleball courts;
- Storage Building;
- Driving Range restroom.
- Restaurant Renovation - Added by the Board last week. Along with outside dining options, the restaurant renovation will be studied by the PSTF committee. A meeting will be set up for this coming Wednesday. Architect vetting will also be under the committee’s purview.

**IV. OLD BUSINESS**

- **Programs Under Dan Parker** – The committee reviewed the programs that are under the management of Dan Parker as they relate to the capital list maintenance plan. The committee was advised that Dan and his team are working off of two lists; one being the main list that was compiled over the years by management and a second is separate Club Benchmarking list from when they came in and did a reserve asset study for the District. Eventually these 2 lists will be joined together. Some highlights are:
  - A generator backup is needed for 2021.
  - The flat, upper area of the roof above the restaurant is listed for 2023. Keep in mind that the rooftop exhaust fans for the restaurant’s A/C need to be done a few months before the reroof. The A/C’s are scheduled for 2022.
  - When it comes time to renovate the Ballroom, shade darkening on the windows should be completed.
  - The Lobby and the Pro Shop air handlers need to be replaced this year, the air handler in the Admin is past due. The duct work is also in bad shape.
- **Update on Club Benchmarking** – The master study from Club Benchmarking was received in January 2021. The management team will meet to provide a clean document. District Treasurer Jayne Schwarz is involved in combining the two documents. The final document is needed by June 2021.

VIII. **NEW BUSINESS** - None.

IX. **NEXT MEETING DATE** - Monday, May 17, 2021 at 9:30 AM via Zoom ONLY.

X. **ADJOURNMENT** took place at 10:22 PM

**Minutes approved by the Long-Range Planning Committee on May 17, 2021**



**HERONS GLEN RECREATION DISTRICT (HGRD)  
LONG RANGE PLANNING STANDING COMMITTEE MEETING  
Monday, May 15, 9:30 AM, Zoom Only  
AGENDA**

<b>MEMBERS</b>	<b>PRESENT</b>	<b>SUPERVISORS/OTHERS</b>	<b>PRESENT</b>
Chair Fred Gignac		Supervisor Howard Young, Liaison	
Vice Chair Ron Glasgow		GM J.B. Belknap	
		Controller Lynn Garcia	
		Board Secretary Karon Bennett	
		<b>Optional – LRP Sub-Committee</b>	
		John Cowgill	
Residents	#	Jon Edinger	
		Dick Thomas	

- I. **CALL TO ORDER** - Chair Gignac
- II. **APPROVAL OF MINUTES**
- III. **Orientation of New Members**
- IV. **GENERAL MANAGER’S REPORT** - J.B. Belknap
  - Update on Golf Course Renovation
  - Update on other Bond Projects-Background on Champions
  - Non-Bonded projects
  - Synergy between LRP & Problem-Solving Task Force Committee
- V. **Reserve Study Comparisons & Discussion: Club Benchmarking & Current HGRD Cap & Deferred:**
  - Acoustic Tile
  - Flooring
  - Roof
  - Pumps-Golf Course & CLIS
- VI. **OLD BUSINESS**
- VII. **NEW BUSINESS**
- VIII. **UPCOMING MEETING DATES**
- IX. **ADJOURNMENT**



**HERONS GLEN RECREATION DISTRICT (HGRD)  
LONG RANGE PLANNING STANDING COMMITTEE MEETING  
Monday, May 17, 9:30 AM, Zoom Only  
MINUTES**

<b>MEMBERS</b>	<b>PRESENT</b>	<b>SUPERVISORS/OTHERS</b>	<b>PRESENT</b>
Chair Fred Gignac	X	Supervisor Howard Young, Liaison	X
Beth Brucker	X	GM J.B. Belknap	X
Jim Burnett	X	Controller Lynn Garcia	X
Jeffrey T Buxton	Absent	Board Secretary Karon Bennett	X
Bob Herbstritt	X		
Jerry Hentges	X	<b>Optional – LRP Sub-Committee</b>	
Chuck Miller	X	John Cowgill	Absent
Bruce Weyne	X	Jon Edinger	X
Residents	N/A	Dick Thomas	X

- I. **CALL TO ORDER** - Chair Gignac called the meeting to order.
- II. **APPROVAL OF MINUTES** – The minutes from April 19, 2021 were approved as written.
- III. **GENERAL MANAGER’S REPORT** - J.B. Belknap updated the committee on the Golf Course Renovation; the progress is moving along well. He is optimistic that the sprigs will go down on July 31<sup>st</sup>. Tim Kortanek is running an Instagram account that features a lot of good content about the renovation.

Discussion took place concerning the Bond Projects. J.B. described the background and the responsibilities of the Champions for the 5 projects underway.

- Bocce, flip with shuffleboard
- Two more pickleball courts
- Storage building
- Restroom s on the driving range
- Pool deck

**OLD BUSINESS** - A discussion ensued concerning the synergy between LRP & Problem-Solving Task Force Committee. Problem-Solving Task Force will investigate the viability of relocating the casual dining in the pool deck area.

Dan Parker and Lynn Garcia went over the Reserve Study Comparisons. They went over several big-ticket items that need replacement such as acoustic tile, flooring, roof and pumps on the golf course & CLIS conversion to Rain Bird.

- IV. **NEW BUSINESS** – No new business was presented.
- V. **UPCOMING MEETING DATES** – The next Long Range Planning Committee meeting will be held on July 26, 2021 at 9:30 AM on Zoom.
- IX. **ADJOURNMENT** took place at 10:10 AM.

**Minutes approved by the Long-Range Planning Committee on October 18, 2021**

**HERONS GLEN RECREATION DISTRICT (HGRD)  
LONG RANGE PLANNING STANDING COMMITTEE MEETING  
Monday, October 18, 9:30 AM, Zoom**

**MINUTES**

<b>MEMBERS</b>	<b>PRESENT</b>	<b>SUPERVISORS/OTHERS</b>	<b>PRESENT</b>
Chair Fred Gignac	X	Board Chair Howard Young, Liaison	X
Beth Brucker	X	Vice Chair Peter Overs	X
Jim Burnett	X	GM J.B. Belknap	X
Jeffrey T. Buxton	X	Controller Lynn Brew	Absent
Jerry Hentges		Board Secretary Karon Bennett	X
Bob Herbstritt	X	<b>Optional – LRP Sub-Committee</b>	
Chuck Miller		John Cowgill	X
Bruce Weyne	Absent	Jon Edinger	X
Residents	4	Dick Thomas	X

- I. **CALL TO ORDER** - Chair Gignac
  
- II. **APPROVAL OF MINUTES** – *The minutes from the May 17, 2021 meeting were approved.*
  
- III. **GENERAL MANAGER’S REPORT** – GM J.B. Belknap reported on the golf course renovation.
  - Construction pretty much finished, it is grow in time.
  - The driving range will not be opened until the pavers around Turf Hound mats are installed and the mats are in.
  - Sod will be coming in to install sod.
  - Pine straw, annual flowers and landscape will be installed in November.
  - 20 tons of fertilizer was installed last week.
  - Jim Ink owes the Lake Management Plan.
  - J.B. is working with Kevin from Clark on tying up the final expenses involved in the renovation.

Green Chair Jon Edinger advised the committee that the Golf Course Renovation Committee has transitioned to the Green Committee with their first meeting be held later in this afternoon. Edinger has spoken with several people in effort to get feedback on the renovation and other ideas for improvements. The Green Committee will come with operational suggestions for golf course maintenance. They will also work with Tim to preserve the greens, even making recommendations for tee times and succession planning for the coming 1.5 years. In April the Green Committee will give the Board a report of their needs.

Drainage Plans for the Golf Course - Chris Clark from Clark construction has advised J.B. that the water hasn’t been flowing out of the community as quickly as they thought it should. An engineer can do a study on the drainage to submit to South Florida Water District who could, in

turn, arrange for another outfall, and possibly widen or lower the weir from the front nine out the ditch along US 41. This would be a project that the HGRD and HOA would work on together. Next summer will be a tell-all for how well the drainage system is working.

Restaurant and Pool Deck – J.B. talked with Stultz, Inc staff, who is working with RG Architecture. They have all the information they need for a proposal to be received within the next 2 weeks. Stultz is interested in seeing what interior designers that RG Architecture will work with. Supervisor Polvinen and John Cowgill, Chair Problem Solving Task Force, requested the Board’s concurrence for them to talk with Rich Stultz and MK Architecture about reconsidering a fee-based rather than a task-based proposal for the restaurant renovation. The Board concurred, noting that moving forward requires approval from the Board. Discussion took place on the nationwide product and labor shortage.

IV. **OLD BUSINESS** – J.B. added that on November 2nd, Waldrop Engineering submitted responses to Lee County’s last insufficiency regarding the LDO for our other 5 projects. Jim Ink will update us as he receives more information. Counsel Hart will research the SWFL Water Management permitting. Furthermore, J.B. confirmed that we are meeting deadlines on all the responses required by Lee County.

VIII. **NEW BUSINESS** – No new business was presented.

IX. **NEXT MEETING DATE** - Monday, November 18, 2021 at 9:30 AM via Zoom

X. **ADJOURNMENT** took place at 10:43 am.

**Approved by the Long Range Planning Committee on January 10, 2022**