



**HERONS GLEN RECREATION DISTRICT REGULAR BOARD MEETING**  
**May 18, 2022, at 11:30 a.m. in Card Room C /Zoom**  
**MINUTES**

<b>BOARD MEMBERS</b>	<b>PRESENT</b>	<b>OTHERS</b>	<b>PRESENT</b>
Chair Howard Young	X	GM J.B. Belknap	X
Vice-Chair Peter Overs	X	Controller Lynn Brew	Excused
Treasurer Jayne Schwarz	X	District Counsel Tom Hart	Excused
Secretary Mary Ann Polvinen	X	Executive Assistant Karon Bennett	X
Assistant Sec/Treas William Kulkoski	X	Residents	37

- I. **CALL TO ORDER** – Vice-Chair Peter Overs opened the meeting, and Chair Young attended via Zoom.
- II. **PLEDGE OF ALLEGIANCE** – Supervisor Polvinen led the Pledge of Allegiance.
- III. **ROLL CALL** – Executive Assistant Karon Bennett called roll (attendees are listed above).
- IV. **APPROVAL OF MINUTES**

*Supervisor Overs made a motion to approve the minutes from the Regular Board Meeting on Regular Board Meeting on May 18, 2022. Supervisor Kulkoski seconded the motion. **The motion was approved unanimously.***

**RESTAURANT DESIGN TEAM PRESENTATION** – Just before the meeting the Board received the quote of \$1.8M from Wegman Design Group, RG Architecture, and Stultz Construction for the restaurant renovation. This does not include the additional project costs such as labor costs for moving the restaurant to the Ballroom. Vice-Chair Overs asked that those on Zoom and in attendance keep in mind that the Board latterly just received this information and is processing it. Chair Young stated that this number is three times more than the Board perceived as the original budget. At this point, he sees no way possible way to move into that level of expenditures with what the District already has ahead in Bond projects. Chair Young mentioned that Jeff Stultz advised him that this is the high-end approach from the designers, but it is a very long way from what is available.

Supervisor Polvinen suggested that the Board come up with a reasonable estimate of what we can be spent, then see what it would take to get Stultz and Wegman to that number. The biggest concerns with the restaurant are the ergonomics and the flow. This needs to be corrected by moving some things around. It will be potentially 14-15 years before another renovation. Supervisor Schwarz was shocked, she insisted that the total cost of the project be presented. Putting three times the original quote into the venue doesn't ring true. Fundamental needs are required such as minimal serving the bar, expanding the bar, furnishing, and carpet, which will go a long way. Chair Young suggested not supporting this proposal as is and looking at alternate plans to have the Problem-Solving Taskforce investigate the project.

Supervisor Overs asked the Problem-Solving Taskforce to keep in mind the specific needs submitted by Karen Mars and Martin Shea.

Mr. Stultz was asked if it was possible to get back to a million. He suggested a few things such as cutting the ceiling addition, selecting different flooring, and making openings, rather than moving walls. and keep most of the existing structure. Problem-Solving Taskforce Chair John Cowgill agreed to target \$1M. Long-Range Planning Committee Vice-Chair Beth Brucker expressed her disappointment while agreeing that there are other options. Supervisor Kulkoski questioned the expenses of the bridge replacement, driving range bathroom, multi-use path, CLIS, pool deck, and lake

built for greywater. He stressed the need for hard numbers, particularly in the pool area. Chair Young expressed that there are too many variables to make a solid decision at this point. Supervisor Overs suggested again that Stultz and the architects come back with another proposal. Furthermore, he suggested holding off on the restaurant renovation for one year allowing time for solid numbers on all projects. Supervisor Polvinen disagreed, she asked Mr. Stultz to estimate the increase, and he stated that there is not any way to provide a tangible answer there. He stated that his industry is hoping that things slow down enough for supplies to catch up. Mr. Stultz stated that he would target 4 months for completion; getting materials is the biggest component.

The Problem-Solving Taskforce will work with Stultz and RG Architecture to go through line items, they will report back at the June 6, 2022 Board meeting. They were advised to look at permitting, what options can be done without a permit, and the timing of getting permits. Finance Committee member Mary Koenig implored the Board to complete the project space-wise so that it makes sense. Resident Mary Wright stated her opinion that the Board go ahead with the sports complex and postpone the restaurant renovation for one year for monetary reasons.

Discussion took place on postponing the pool deck. Residents expressed the need to seal the pavers this summer.

Exit Mr. Stultz and Ryan Richards (RG Architects).

V. **DISTRICT COUNSEL’S REPORT** - Thomas Hart, Esq was excused from the meeting due to a previous commitment.

VI. **COMMITTEE REPORTS & RECOMMENDATIONS**

**Facilities & Amenities Committee** - No meeting

**Long-Range Planning Committee** - Fred Gignac

**Strategic Planning Review**

**Policies & Procedures Committee** - Karen Mars stated that work is in progress Their next meeting is June 1st.

**Finance Committees** - No meeting

**Green Committee** - No meeting

**Problem-Solving Taskforce** - No meeting

VII. **GENERAL MANAGER’S REPORT/FINANCIAL REPORT** – GM J.B. Belknap

**18th Fairway Expenses** - The additional amount of \$1,615 for the added landscaping by the 18th fairway was approved by the Board.

**Delroy East Discussion** - Questions arose concerning the opportunity to employ Delroy East year-round and to assist him with his work Visa. While a decision has not been made at this time, the Board explained the costs of turnover rates and training employees.

**Smith Machine in the Fitness Center:**

*Supervisor Kulkoski made a motion to expend \$5,841.80 from 2021-2022 capital funds for an Inflight Fitness Smith Machine from Commercial Fitness Products. Supervisor Polvinen seconded the motion. **The motion was approved unanimously.***

VIII. **OLD BUSINESS**

A. No old business was presented.

**IX. NEW BUSINESS**

It was brought to the Board’s attention that a policy needs to be put into place concerning long-term parking in district parking lots.

**X. RESIDENT COMMENTS**

Art Williams a resident since June 1990 who worked with the original contractor when residents took over in 1997. He is willing to meet with the Board to share his thoughts. Dick Muller suggested hesitating on the restaurant renovations due to economic reasons. Residents expressed their concerns over the current issues in the restaurant.

**UPCOMING MEETINGS**

- Thursday, May 19, 2022—Green Committee—9:00 a.m.—CR-C/Zoom
- Monday, May 23, 2022—Board of Supervisors Meeting—9:00 a.m.—CR-C/Zoom
- Monday, May 23, 2022—Long Range Planning—9:30 a.m.—CR-C/Zoom

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

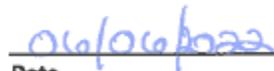
Submitted By:

  
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 Karon Bennett, Executive Assistant

  
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 Date

Approved By HGRD Board:

  
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 Peter Overs, HGRD Board Vice-Chair

  
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 Date