

HERONS GLEN RECREATION DISTRICT
LONG-RANGE PLANNING COMMITTEE MEETING
February 12, 2026, at 9:00 A.M., CR-C & Zoom

MINUTES

MEMBERS	PRES ENT	SUPERVISORS/OTHERS	PRES ENT
Beth Brucker	X	Supervisor Howard Young, Liaison	X
Jeffrey Buxton, Chair	X	GM J.B. Belknap	X
Denise Fell	X		
Joyce Forman, Vice Chair	X		
		AEC/Office Manager-Wendy Shea	X
Tapan Kikani, Alternate	X		
Mary Koenig, Alternate	X	Supervisor Jayne Schwarz	X
Dennis Popp	X	Supervisor Peter Overs	X
Carlton Smith	X		
		Residents	0

- I. **CALL TO ORDER & WELCOME** – Chair Buxton called the meeting to order at 9:00 a.m.
- II. **WELCOME ATTENDEES** – Chair Buxton welcomed those in attendance.
- III. **APPROVAL OF PRIOR MINUTES – January 22, 2026**
 Chair Buxton asked for approval of the Long-Range Planning Advisory Committee minutes for January 22, 2026. Mary Koenig moved to accept January 22, 2026, minutes as presented. Beth Brucker seconded the motion. A vote was taken and January 22, 2026, minutes were approved unanimously.
- IV. **GENERAL MANAGER’S REPORT – J.B. Belknap** – GM Belknap presented to the committee his GM Update for January 22, 2026.
 - **2-Wire CLIS Project:** GM Belknap informed the committee that Stahlman England is proceeding with the two-wire irrigation project and have finalized controllers #1, # 2, #3 and #4 (#5 is almost completed) so the controllers in the back of Herons Glen are almost completed. Stahlman has had some delays, but work is ongoing. The goal is to improve the irrigation system, so it is more reliable. As Stahlman proceeds Mainscape will be refining the irrigation schedule. Bluestream is working well with Stahlman locating fiber lines and doing a good job of keeping ahead of the project. GM Belknap estimates Stahlman completion’s date of April/May 2026.
 - **#17 Bulkhead:** GM Belknap stated that Bowen Engineering is confident that the deviation (or Zoning amendment) to the 20% hardened shoreline limitation will be approved. Once approved, the HGRD will go back to the bulkhead manufacturers and re-bid the project.
 - **Storage Containers:** Larry Denmark confirmed that the revised plan was accepted last week by the N. Ft. Myers Fire Marshall, allowing it to formally be resubmitted to the County as a revision. Larry Denmark indicated the County review and approval should take 2 – 3 weeks. The key takeaway is that all 8 containers can be placed in the original footprint.
 - **Driving Range Bathrooms:** Denmark confirmed that the structural, fire mechanical, electric and plumbing have passed county reviews. Environmental is the only remaining review left in the permitting process. The survey

did show that a corner of the building is in a flood zone which means the ramp on the east side of the building will have to be moved. Construction completion should be 2-3 months after permit is issued.

V. OLD BUSINESS (Status Updates) –

- A. Annual Survey – Chair Buxton informed the committee that at the end of January the HGRD had received 813 survey responses which he feels is a good response from the community. He is currently working on the quantitative analysis of the survey now and is around ¼ through the survey. This year is using AI engine to summarize all the comments given in the surveys. After compiling the comments using AI, Chair Buxton sent a sample of 4 questions from the survey to the committee for review. Chair Buxton and the committee felt the AI summaries looked good. Some takeaways from the survey included: a positive response in the number of surveys that were filled out compared to last year, the jump in tennis results and the decline in the Pickleball numbers. Joyce Forman asked that in the past year, the residents' house account number was required to take the survey. Chair Buxton stated it was not asked for this year, and he did not see an abundance of residents filling out multiple surveys to minimize duplicates. He was able to look at the IP address and did not see multiple surveys with the same IP address. Carlton Smith stated that maybe the resident lot number could be used next year. After discussion on what should be forwarded to the Board of Supervisors at their next meeting, Mary Koenig made a motion to forward the quantitative Version #2 to the Board of Supervisors with the edits for review at their next meeting. Denise Fell seconded the motion. A vote was taken and the motion passed unanimously.
- B. Annual Strategic Plan –The annual Strategic Plan will be updated following the Annual Survey results are completed and updated. Chair Buxton will start the review in March or April.
- C. Annual Master Plan – Chair Buxton informed the committee that the Annual Master Plan was accepted and approved by the Board of Supervisors at their January meeting. Chair Buxton thanked Beth Brucker and her subcommittee for their work on the Master Plan.
- D. Capital Plan –The Capital Plan is revisited in springtime using the Club Benchmarking asset tracking tool which Management uses to identify and track the maintenance and new capital requirements to determine next year's annual budget.

VI. NEW BUSINESS –

Chair Buxton again thanked his committee for all their efforts in taking on individual roles and moving the projects along.

VII. NEXT MEETING DATE –Thursday, March 12, 2026, at 9:00 a.m. in Card Room C / Zoom

VIII. ADJOURNMENT – Chair Buxton adjourned the meeting at 9:18 a.m.

APPROVED:

**Chair Jeff Buxton
Long-Range Planning Committee
March 12, 2026**