

RECREATION DISTRICT REGULAR BOARD MEETING

January 9, 2023, at 9:00 a.m. in Card Room C

Zoom Details: <https://us02web.zoom.us/j/9687107160>

Meeting ID: 968 710 7160 – Passcode: HgrdMeet1

AGENDA

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 Mary Ann Polvinen		Assistant GM Karon Bennett	
Assistant Sec/Treas Bill Kulkoski		Residents	

- I. **CALL TO ORDER** – Chair Young
- II. **PLEDGE OF ALLEGIANCE** – Vice-Chair Overs
- III. **ROLL CALL** – Assistant GM Karon Bennett
- IV. **APPROVAL OF MINUTES:**
 - A. Regular Board Meeting on November 28, 2022
 - B. Special Board Meeting on November 28, 2022
- V. **DISTRICT COUNSEL’S REPORT** - Thomas Hart, Esq.
- VI. **GENERAL MANAGER’S REPORT**— GM J.B. Belknap
 - A. Update on Bond Projects
- VII. **OLD BUSINESS**
 - A. Update/Review of Proposed Items for Emergency Power Needs for the HGRD
 - B. Status of the Asset Study Completion
- VIII. **NEW BUSINESS**
- IX. **RESIDENT COMMENTS**
- X. **UPCOMING MEETINGS**
 - Monday, January 9, 2023— Facilities & Amenities — 2:00 p.m.—CR-C/Zoom
 - Monday, January 16, 2023—Long-Range Planning—9:00 a.m.—CR-C/Zoom
 - Monday, January 23, 2023—Board of Supervisors—9:00 a.m.—CR-C/Zoom
- XI. **ADJOURNMENT**



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MINUTES

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 Mary Ann Polvinen	X	Assistant GM Karon Bennett	X
Assistant Sec/Treas Bill Kulkoski	X	Assistant Controller, Sherry Young	X
		Residents	22

- I. **CALL TO ORDER** – Chair Young opened the meeting at 9:00 AM.
- II. **PLEDGE OF ALLEGIANCE** – Supervisor Kulkoski led the Pledge of Allegiance.
- III. **ROLL CALL** – Assistant GM Karon Bennett took roll call; attendees are listed above.
- IV. **APPROVAL OF MINUTES** – *Vice-Chair Overs made a motion to approve the minutes from the Regular Board Meeting on November 28, 2022, and the Special Board Meeting on November 28, 2022. Supervisor Polvinen seconded the motion. **The motion was approved unanimously.***
- V. **DISTRICT COUNSEL'S REPORT** - Thomas Hart, Esq. did not have a report for the meeting. A discussion took place on liability for injuries to volunteers on HGRD property. District Counsel Hart suggested that limits be put in place on volunteering. He advised the group not to allow volunteers in areas where they are at risk for bodily harm. The Adopt-A-Hole program volunteers need to know that they cannot be on the golf course while players are on the course. The Board will circle back to this at an upcoming meeting. The program has been very successful with 900 divots being filled per month.
- VI. **GENERAL MANAGER'S REPORT**– GM J.B. Belknap provided the following update:

INSURANCE & CLUBHOUSE ROOF - GM Belknap mentioned that he'd like to get a second opinion on the roof using Jack Brown and Associates, whom District Counsel recommended, to validate the adjusters' findings. According to their website, "JBA collaborates with many of the State and Local Municipalities to help them resolve their many varied roofing problems throughout the state of Florida as well as abroad. They assist numerous Architects and Engineers who look to us for our expertise. JBA consists of certified roofing contractors experienced in both commercial and residential, registered professional engineers licensed in Florida, civil engineers, and construction experts." GM Belknap will also query them if they would be interested in acting as our owner's rep or purchasing specialist for the roof replacement. (Hole Montes declined since they do not have a structural engineer on staff.)

*Chair Young made a motion to approve GM Belknap's request to have an independent analysis to assist the HGRD with the roofing issue and provide another option on the amount of damage to the roof not to exceed the amount of \$3,000 in professional services. The analyst will inspect the fitness center as well. A report from the analyst will be provided on both facilities. Supervisor Polvinen seconded the motion. **The motion was approved unanimously.***

FEMA – GM Belknap and Assistant Controller Sherry Young have been building a relationship with FEMA by having weekly meetings. The fact that we provide public accommodation is very helpful in the process. The representatives from FEMA are aware that the invoices are still coming in.

Bocce & Shuffleboard Courts: At Thursday's meeting, Stultz said Dragon Shade Structures (Stoney) was on their way to meet with Mike, the Stultz superintendent. The plan is to start digging Monday so they can pour the shade structure foundations. Nate from Mor Sports said his concrete guys may start this weekend on the shuffleboard walkways but said they were having a hard time getting a full load of concrete. Mor Sports is looking at 2 ½ weeks of work forming, pouring, and building of the bocce courts. Shade structure orientation was discussed. Stultz, Dan and Jayne will confer as to the correct locations. The tennis association desires to expand the center concrete pad to account for a larger pavilion structure. Mor Sports will provide input as to the costs of moving irrigation, expanding the pad, and costing out a larger shade structure.

Pickleball: Stultz stated that Mor Sports is mobilizing Wednesday to start the base rock and paving. Once paving is complete, another 45 days is needed for the asphalt to cure before painting the courts begins. In the meantime, they will be working on fencing and other items. HONC is scheduled for the week of the 16th, but the priority remains bocce and shuffle.

Pool Deck: Stultz is working with Jim Ink on the final plan. It was decided that 24' light poles will be used.

Storage Building: Hole Montes is not able to build the storage building. Dan Parker has reached out to Stevens Construction about building the storage building.

Multi-Use Path: GM Belknap and Dan Parker met with John Baker from Hole Montes and Joyce Gillespie of the HOA. The multi-use path bids ranged from \$116K to \$202K. Questions arose at the meeting with regard to quantities and costs. John Baker has to get back with the bidders and, once he has better clarity, we will reconvene, most likely next week.

Executive Chef Replacement: Steve Mayberry officially started as Executive Chef on Thursday. Steve will be evaluating the current staff and will decide what direction he wants to take with the Sous Chef position. Steve's initial plan is to change the menu once a month in season with daily specials. He's looking to create more colorful, vibrant dishes, add more variety to the menu; healthier alternatives; making in-house soups/chili/ dressings; re-doing the recipe book using pictures; garnishing the plates, etc. We enthusiastically think Janine and Steve will make a great team.

Pool Party & Food Trucks: Today we are having our first pool party from 2pm-5pm along with six food trucks on Monday between 3:30-6:30. The ballroom bar will be staffed on Monday to provide beverages & hot dogs.

VII. OLD BUSINESS

Update/Review of Proposed Items for Emergency Power Needs for the HGRD – Beth Brucker, Dan Parker, and J.B. Belknap met to determine five options for generators following power issues during Hurricane Ian. They focused on providing power to the administration offices and the golf maintenance area. The Long Range Planning Committee plans to have this project completed by April/May, they will recommend this to the Board. Treasurer Schwarz researched to find state contracts through Sourcewell that we can use as a Special District. This will allow us to buy through the government, which eliminates our process of obtaining three quotes. Vice-Chair Overs added that the FEMA mitigation process could provide a generator for the kitchen. Options will be reviewed that can include the HOA offices.

Status of the Asset Study Completion – Controller Lynn Brew and GM Belknap met with Brent from Club Benchmarking by virtual meeting to navigate the Asset Study inventory. Many changes have occurred in the assets which the district owns, and updates have been made including the removal of the golf equipment. The golf equipment we own and lease is tracked by fixed assets. The original plan from 2021 will be rolled forward two years, this will incorporate the 3% inflationary factor per year. We do have the ability to change the inflationary factor during the first three years. The Board agreed that it should be changed to 5% minimum immediately. Supervisor Schwarz would like every asset to be on the list, no matter how they were financed. All district assets need to be

listed, and they may be segregated by leased or purchased if management desires. However if the complete list of capital assets is not tracked, assets will get lost and excluded from capital requirements used to determine assessments or other funding. This is the list of what we need now and 20 years into the future. The rest of the Board agreed with Supervisor Schwarz's statement. The report should be received this week.

VIII. **NEW BUSINESS**

Election Notification – Counsel Hart will provide the resolution for the 2023 Board Election at the next meeting.

IX. **RESIDENT COMMENTS** – An extended discussion took place on delays of the remaining Bond Projects and accountability for issues. Questions were posed on lowering the total construction time on the pool deck.

Julie Krug resident voiced several concerns about the management of the HGRD. An extensive conversation ensued on the subject of the Bond projects, CLIS and the Fitness Center. Craig Wooley and Barry Glaudel volunteered to assist in getting some of the construction issues resolved. They would like the Board to concentrate on CLIS ahead of everything else.

Kathy Patrillo and Kim Roerke commented on the recent pool party hosted by the Resident Events Committee. They would like to see this event on our schedule once a month.

Deb Baker asked the Board to clarify when the completion of the bocce courts would be. Their completion is expected mid-February. If we need to shut down a couple of days for shade installation, we will.

X. **UPCOMING MEETINGS**

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- Monday, January 23, 2023—Board of Supervisors—9:00 a.m.—CR-C/Zoom

XI. **ADJOURNMENT** took place at 10:50 AM.

Submitted By:

 
Karon Bennett, Assistant GM Date

Approved By HGRD Board:

 
Howard Young, HGRD Board Chair Date