

**Hérons Glen Homeowners Association, Inc.**  
**Board of Directors Meeting**  
**April 9, 2025**  
**in the HOA Conference Room and via ZOOM**  
**at 5:00 p.m.**

I. Call to Order. President Wright called the meeting to order at 5:00 p.m.

II. Pledge of Allegiance. Director Romine led all in the Pledge of Allegiance.

III. Roll Call. Director Kozak called the roll with the following responding: Directors Fell, Huettelman, Kozak, Long, Romine, Wright, HOA Manager Gillespie and Assistant HOA Manager Rambo. Director Lowe had an excused absence.

IV. Approval of Meeting Minutes.

- A. The March 7, 2025, Executive Board Meeting Minutes were reviewed and approved as presented.
- B. The March 12, 2025, Board Meeting Minutes were reviewed and approved as presented.

V. President’s Report: The HOA Activities Committee held the Ice Cream Social on Sunday April 6. Another successful event that was enjoyed by the Community. Thanks to the Committee and Volunteers for their hard work. Lee County Sheriffs’ Office placed a temporary speed limit sign in the boulevard median at the request of the SSEP Committee. It is a reminder for all of us to obey the speed limits in the community. Thank you all for slowing down. As the season winds down and residents head north, I want to wish everyone a safe trip and we will see you in the Fall.

VI. Treasurer’s Report. Treasurer Huettelman presented the following:

A. Draft Financial Report for February 28, 2025	
<b>Operating Funds</b>	
Revenues	1,351,584.44
Expenses	1,313,121.94
Revenues under / over Exp	38,462.50
Fund Balance - October 1, 2024	97,178.67
Fund Balance – February 28, 2025	135,641.17
<b>Pooled Reserves</b>	
Revenues	234,317.79
Expenses	87,891.05
Revenues under / over Exp	146,724.74
<b>Pooled Reserves Year to Date</b>	
Balance October 1, 2024	1,111,881.10
Fund Balance - Fiscal Year	146,724.74
Total Pooled Reserve Balance, February 28, 2025	1,258,605.84
Marathona Preserves Balance not in Pooled Reserves as of February 28, 2025, including interest	37,648.24

B. The total amount of our delinquencies as of March 25, 2025, is \$15,824.76 – this figure includes \$4,000 in fines assessed to lot 576 (\$1,000), 143 (\$1,000), and 308 (\$2,000). There are five attorney cases. Our accountant has sent no pre-lien notices (certified letters), no late notices and 10 reminder letters.

VII. Manager’s Report

A. HOA workload reports for March 2025		
<b>Workload numbers for March 2025</b>		
ARC	27 Notices	2 Certified
Grounds Committee	86 Notices	1 Certified
SSEP residential lighting	44 emails	5 letters
Notifications of homes sold	9	
Lampposts checked for lightbulb replacement	59	
<b>Gate Entries</b>		
Resident	March 2025 – 34,892	
Visitors	March 2025 – 8,922	
Garage doors open	43	
Yard lights out	149	
Parking citations	29	

B. Maintenance Items:

1. Common Area LCEC Leased Lighting: According to Patrol reports through 3/31/2025 all leased lighting is working.
  
2. Lumen (Century Link) and IVY Smith remediation work: Ivy Smith had their sub-contractor repairing the sidewalk damage at the corner of Herons Glen Blvd and Kayla Way yesterday. They completed the repatch of asphalt on Corona Del Sire. Ivy Smith is still working on remediation of the hydraulic spills from their equipment.
  
3. Waste-Pro Truck Fluid Spills: I spoke to Andrew Pasquali, the Environmental Specialist from Lee County Solid Waste concerning the fluid spill clean-up. At the beginning of March, Wastepro applied the recommended product and mild biodegradable soap. The soap product cannot be applied again for 30 days. The cleanup results are a slow process that can take up to four months. Anthony inspected the community on April 8 and instructed Wastepro to do a second application. They said with time the stains become lighter and eventually disappear. He said cleanup of the spills is a priority and they are monitoring Wastepro for compliance.
  
4. Stormwater Drains: Sewer Viewer is looking for a vendor that can provide the divers needed to access the end of the pipes and install plugs so the pipes can be cleaned.
  
5. HOA Office and Conference Room: All windows have been replaced.

C. Volunteer Event:

1. Invitations went out on March 25<sup>th</sup>- as of today a total of 116 confirmed which includes guests.

VIII. New Business

A. Director Wright presented the following motions:

1. The board approve amending the Volunteer Form to change Newspaper option to News Magazine. **Motion 2025-25** was approved unanimously.
  
2. The board approve a fine of \$100.00 and \$100.00 each day the violation continues, not to exceed \$1000.00 in aggregate for Lot #0143, 2690 Via Presidio for violations of the Community Wide Landscape Standards. **Motion 2025-26** was approved unanimously.

3. The board approve Lot #0935, 3509 Odyssea Ct. to install two additional plants to the existing four plants in the landscape bed along the rear of the lanai to comply with the landscape plan approved on March 9, 2017, and to resolve the partially empty landscape bed resulting from the spacing. Plants must be installed no later than September 2025. Grounds Committee to inspect, confirm and document compliance. **Motion 2025-27** was approved unanimously.

4. The board approve a variance to the Community Wide landscape Standards and the Declaration of Covenants, Conditions and Restrictions Article XIII, Section 8 due to utilities preventing installation of the landscaping for Lot #0268, 2141 Embarcadero Way. The variance will allow a planter with shrubbery placed on pavers to screen the generator in lieu of installing landscaping. **Motion 2025-28** was approved unanimously.

B. Director Fell presented the following motion:

1. The board approve the HGRD Resident Event sign placement. **Motion 2025-29** was approved unanimously.

C. Director Huetteman presented the following motion:

1. The board approve the Platinum Group Security contract beginning June 1, 2025, for one year. **Motion 2025-30** was approved unanimously.

D. Director Kozak presented the following motion:

1. The board approve volunteer Cindy Brown for the News Magazine Committee. **Motion 2025-31** was approved unanimously.

E. Director Long presented the following motion:

1. The board approve parking fine in the amount of \$25.00 to Lot #0819, 21011 Mystic Way for an overnight parking violation. **Motion 2025-32** was approved unanimously.

F. Director Wright presented the following motions on behalf of Director Lowe:

1. The board approve volunteer John Meierhofer for the Architectural Review Committee. **Motion 2025-33** was approved unanimously.

2. The board approve a fine of \$100.00 and \$100.00 each day the violation continues, not to exceed \$1000.00 in aggregate for Lot #0143, 2690 Via Presidio for violations of the Architectural Design & Development Guidelines. **Motion 2025-34** was approved unanimously.

IX. Other Business:

A. Director Wright presented the following motion:

1. The board approve the revision to the confidential settlement agreement. **Motion 2025-35** was approved unanimously.

X. Resident Comments and Questions: There were no resident comments or questions.

XI. Residents in attendance: There were no residents in attendance.

XII. Adjourn. With no further business, President Wright adjourned the meeting at 5:31p.m.

The next Board of Directors Workshop Meeting will be held on Tuesday, May 6, 2025, at 1:00 pm in the HOA conference room.

The next regular meeting of the Board of Directors will be held on Wednesday, May 14, 2025, at 5:00pm in the HOA conference room.

Respectfully submitted by Kim Rambo, Assistant HOA Manager