

Hérons Glen Homeowners Association, Inc
Minutes of the Annual Membership Meeting
December 11, 2024, at 4:30pm
held in the Herons Glen Ballroom

- I. The Herons Glen Annual Membership Meeting began with the Pledge of Allegiance led by President Rick Romine.
- II. Secretary Kozak certified that a quorum of proxies has been received and that the Proof of Notice of the Annual Membership Meeting is on file in the HOA Office. With that certification, President Romine called the meeting to order and welcomed all in attendance.
- III. The 2023 Annual Membership Meeting minutes were reviewed and approved as presented.
- IV. **President's Report.** President Romine presented a summary of the 2024 HOA Board activity. We are wrapping up our year with our Annual HOA meeting, which will include annual reports from each of our committees. We also have arranged for speakers we feel will be of interest to our residents. As you are probably aware, various requests have been published asking for proxies for the annual meeting. Under Florida statues, HOAs are required to have an annual meeting each year with a minimum of 30% of the owners in attendance. We must verify the legitimacy of each owner and count only one per parcel. If we did this at the meeting it would require an inordinate amount of time to verify each owner's identity and lot number. Getting the proxies submitted in advance streamlines this process, assuming we get the required minimum, so we can proceed with an orderly annual meeting, that hopefully residents will find informative. We began our year with a number of events sponsored by various HOA Committees. This included an Activities Fair, Firewise event which also included the shredding truck. (In 2025 the Shredding Event will be held on a different date from the Firewise Event due to traffic concerns.) The Activities Committee sponsored the Activities Fair as well as the shredding while Firewise is sponsored by SSEP. The Activities Committee also sponsored the Ice Cream Social and decorated our front entrance during the Christmas season. The back-up generator installed at the guardhouse and the relocation of the repeater antenna proved valuable during Hurricane Milton. Due to the number of volunteers and the limited capacity of the Ballroom, the HOA sponsored a Volunteer Reception for our Volunteers this April while the HGRD awarded gift cards to their volunteers. Both efforts were well received. Our HOA staff, along with the Board, wishes to thank all of our volunteers that have served throughout the year. Home sales are up over 50% from last year. Our Communication's Committee has been completely revamped to provide improved service to our community. The Heron newspaper has been replaced by the digital Heron Magazine. I would like to thank my fellow board members: Denise Fell, Edd Huetteman, Chris Kozak, Russell Long, Paul Lowe and Mary Wright, as well as Joyce Gillespie and the HOA staff for their dedication and hard work throughout the year. Merry Christmas and Happy New Year to all our residents and staff.
- V. **Treasurer's Report.** Director Huetteman, read the Treasurer's Report which included a list of significant activity of the committee throughout 2024.
- VI. **Committee Annual Reports.** All reports are on file at the HOA office.
 - A. **Activities Report:** Chairperson and Board Liaison Denise Fell provided the annual report. Director Fell on behalf of chairperson Steve Simpson provided the annual report for the Welcome Committee, a subcommittee of the Activities Committee. Phyllis DeSmet read the Bingo Report.
 - B. **Architectural Review Committee:** Chairperson Andrew Cohen provided the annual report.

C. Communications Committee: Chairperson Linda Lynch provided the annual report for the Communications Committee.

Linda Lynch on behalf of Becky Gignac provided the annual report for the newspaper subcommittee.

D. Compliance Committee: Chairperson Linda Lynch provided the annual report.

E. Grounds Committee: Chairperson and Board Liaison Mary Wright provided the annual report.

F. Security, Safety & Emergency Preparedness (SSEP) Committee: Chairperson Craig Woolley provided the annual report for the SSEP.

Chairperson Barry Glaudel provided the annual report for CERT, a subcommittee of the SSEP.

G. Ad Hoc Marathona Preserve Villas: Chairperson Terry Boots provided the annual report.

H. Ad Hoc Air Quality Committee: Manager Gillespie on behalf of Chairperson Bob Agate provided the annual report.

VII. New Business

A. Director Denise Fell, chairperson of the Ad Hoc Nominating Committee, identified Edd Huetteman, Russell Long and Paul Lowe as the candidates to fill the three open seats effective January 1, 2025. With no other candidate names received an election was not necessary.

VIII. Resident Comments and Questions. David Brendsel, 20869 Kaidon Lane, Comment; he thanked the Communications Committee for their time and efforts, he also stated that another meeting for all residents should be held with the EPA regarding the noxious odor from the SLD landfill.

IX. Adjourn. With no further business to come before the Board, the meeting was adjourned at 5:14 p.m.

The HOA Board of Directors will hold their regular Board Meeting immediately following this Annual Membership Meeting.

Respectfully submitted by Kim Rambo, Assistant HOA Manager