

Hérons Glen Homeowners Association, Inc.
Board of Directors Meeting
December 10, 2025
in the Herons Glen Ballroom
immediately following the Annual Membership Meeting

I. Call to Order. President Wright called the meeting to order at 6:30 p.m.

II. Roll Call. Director Kozak called the roll with the following responding: Directors Fell, Huetteman, Kozak, Long, Lowe, Wright, Romine, HOA Manager Gillespie, and Executive Administrative Assistant Roy (via Zoom).

IV. Approval of Meeting Minutes.

A. November 12, 2025, Board Meeting Minutes were reviewed and approved as presented.

V. President’s Report: The President’s Report was given at the Annual Membership Meeting.

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

1. Financial Report for October 31, 2025	
Operating Funds	
Revenues	280,334.26
Expenses	280,742.29
Revenues under / over Exp	(408.03)
Fund Balance - October 1, 2025	97,178.67
Fund Balance – October 31, 2025	96,770.64
Pooled Reserves	
Revenues	43,920.16
Expenses	3175.00
Revenues under / over Exp	40,745.16
Pooled Reserves Year to Date	
Balance October 31, 2025	1,346,591.68
Fund Balance - Fiscal Year	40,745.16
Total Pooled Reserve Balance October 31, 2025	1,346,591.68
Marathona Preserves Deferred Maintenance Balance as of October 31, 2025, including interest	46,679.11

2. The total amount of our delinquencies as of NOVEMBER 20, 2025, is \$21,925.41– this figure includes \$3,000 in fines assessed to lot 576 (\$1,000), 143 (\$1,000), and 1023 (\$1000). There are 2 attorney cases. Our accountant has sent 1 pre-lien notice (certified letters), 1 late notice and 18 reminder letters.

VII. Manager’s Report

A. HOA workload numbers for November 2025	
ARC	
Grounds Committee	

SSEP residential lighting	145 emails
Notifications of homes sold	7 November
Lampposts checked for lightbulb replacement	
Gate Entries October 2025	
Resident	Nov. – 27,516
Visitors	Nov. – 8,569
Garage doors open	Nov. - 27
Yard lights out	Nov. - 145
Parking citations	8

VIII. New Business

A. Director Fell presented the following motions:

1. Motion to appoint Laurie Farris to the Activities Committee. **Motion 2025-86** was approved unanimously.
2. Motion to approve the Activities Fair sign placement. **Motion 2025-87 was approved unanimously.**
3. Motion to approve the Activities Holiday Decoration Contest winner sign placement on common ground at the corner of the winning street beginning December 22, 2025, and removal by January 10, 2026. **Motion 2025-88** was approved unanimously.
4. Motion to approve the Activities Holiday Decorating Contest winner sign placement in front landscape bed of the winning home beginning December 22, 2025, and removal by January 10, 2026. **Motion 2025-89** was approved unanimously.

B. Director Long presented the following motion:

1. Motion to approve the SSEP Firewise event sign placement. **Motion 2025-90** was approved unanimously.

C. Director Romine presented the following motion:

1. Motion to approve the 5K Walk/Run Safety Plan. **Motion 2025-91** was approved unanimously.

IX. Other Business:

1. Manager Gillespie read a draft letter that will be sent to the FDEP.
2. Director Wright made a Motion to approve the draft letter to the FDEP as presented. **Motion 2025-93** was approved unanimously.

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

XI. Residents in attendance: None

XII. Adjourn. With no further business, President Wright adjourned the meeting at 7:30 p.m.

The next Board of Directors Workshop Meeting will be held on **Tuesday, January 6, 2026, at 1:00 pm** in the HOA conference room.

The next regular meeting of the Board of Directors will be held on **Wednesday, January 14, 2026 at 5:00pm** in the HOA conference room.

Respectfully submitted by Lori Roy, Executive Administrative Assistant