

Hérons Glen Homeowners Association, Inc.
Board of Directors Meeting
February 12, 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 Kozak led all in the Pledge of Allegiance.

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

IV. Approval of Meeting Minutes.

- A. The January 7, 2025, Board Organizational Minutes were reviewed and approved as presented.
- B. The January 15, 2025, Board Meeting Minutes were reviewed and approved as presented.

V. President’s Report: The HOA Activities Committee is again holding a shredding event for the residents. It will be Monday February 24 from 10:00 - 11:30 in the Club House Parking lot. Donations are appreciated to cover the cost. In the past this was held in conjunction with Firewise but traffic control and safety required the change in date. The HOA SSEP Committee held their annual Firewise event on Monday February 10. It was a huge success. Thanks to all the Committee members for their hard work organizing this year’s event. The HOA Board reminds everyone to submit the name and contact information of a friend or relative of yours who can be contacted in case of an emergency. Please send this to the HOA Office. This is something most of us don’t think about but if something should happen to you the Sheriff’s Office contacts the HOA for that information. Remember to register your golf cart with the HOA Office. Fill out the form with proof of insurance and receive a sticker for the windshield of your cart. Liability insurance on your golf cart is protection for you.

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

A. Draft Financial Report for December 31, 2025	
Operating Funds	
Revenues	809,968.19
Expenses	795,569.49
Revenues under / over Exp	14,398.70
Fund Balance - October 1, 2024	97,178.67
Fund Balance – December 31, 2024	111,577.37
Pooled Reserves	
Revenues	148,582.25
Expenses	71,943.48
Revenues under / over Exp	76,638.77
Pooled Reserves Year to Date	
Balance October 1, 2024	1,111,881.10
Fund Balance - Fiscal Year	76,638.77
Total Pooled Reserve Balance, December 31, 2024	1,188,519.87
Marathona Preserves Balance not in Pooled Reserves as of December 31, 2024, including interest	35,025.92

B. The total amount of our delinquencies as of January 23, 2025, is \$46,387.07 – 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 one pre-lien notice (certified letters), no late notices and 46 reminder letters.

VII. Manager's Report

A. HOA workload reports for January 2025		
Workload numbers for January 2025		
ARC	6 Notices	
Grounds Committee	102 Notices	
SSEP residential lighting	81 emails	2 letters
Notifications of homes sold	7	
Lampposts checked for lightbulb replacement	55	
Gate Entries		
Resident	January 2025 – 33,043	
Visitors	January 2025 – 7,095	
Garage doors open	41	
Yard lights out	155	
Parking citations	30	

B. Firewise Event: The event was well attended. The SSEP Committee raised \$10,013.00 to donate to the 1826 Leroy Nottingham Foundation for Firefighters and Paramedics.

C. CenturyLink / Ivy Smith Remediation Work: IVY Smith has been on site this week completing repair work.

D. Maintenance Items:

1. Guardhouse: The ARC reached a consensus on the colors for the guardhouse. The colors choices are similar to the existing guardhouse colors. The next step is requesting bids for roof replacement. I will also obtain a tile color sample for the ARC to approve.
2. Leased Lighting: The flashing street light fixtures reported to LCEC beginning on 12/4/2024 were resolved last week. Currently there are no flashing lights, and we are not aware of any streetlights out.
3. Waste Pro: No updates yet from Lee County.

E. HGRD:

1. J.B. Belknap, the HGRD General Manager, informed me that the contractor will be starting the next phase of the window installation at the clubhouse. They will replace the window in Kim's office and the windows in the HOA Conference Room. The installation will cause some disruption for the use of the conference room and at the HOA Office during this time. He believes this work will begin in March. I will update the board when I receive the schedule.

VIII. New Business

A. Director Wright presented the following motion:

1. The board approve a motion to delay consideration of fines for Lot #0266, 2010 Rio Nuevo Dr., until March 12, 2025, and notify the owner of Lot #0266, 2010 Rio Nuevo Dr. to submit a Grounds approval form and landscape plan by February 28, 2025, and complete the work by April 1, 2025. **Motion 2025-10** was approved unanimously.

B. Director Huetteyman presented the following motion:

1. The board approve the 2025/2026 budget timetable. **Motion 2025-11** was approved unanimously.

C. Director Long presented the following motions:

1. The board approve Daniel Hamilton as Chair and Leader of CERT. **Motion 2025-12** was approved unanimously.
2. The board approve Karen Wills as interim Co-Chair for CERT until the position is filled. **Motion 2025-13** was approved unanimously.
3. The board approve alternate Ron Decker as a regular member of the SSEP Committee to fill a vacancy. **Motion 2025-14** was approved unanimously.
4. The board approve a parking fine of \$25.00 to Lot #0819, 21011 Mystic Way, overnight parking violation. **Motion 2025-15** was approved unanimously.

D. Director Lowe presented the following motions:

1. The board approve the HGRD Residents Event sign placement request. **Motion 2025-16** was approved unanimously.
2. The board approve a 14-day notice and publication of the proposed Hurricane Protection Standards. **Motion 2025-17** was approved unanimously.

IX. Other Business:

A. Director Kozak reported that Karen Jessop will be retiring from The Heron News Magazine Committee and read her resignation letter.

B. Director Wright acknowledged and recognized the great job the SSEP Committee did with the Firewise Event.

C. Director Wright stated that the Volunteer Appreciation Event will be held on April 23, 2025.

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 5:30 p.m.

The next Board of Directors Workshop Meeting will be held on Tuesday, March 4, 2025, at 1:00 pm in the HOA conference room.

The next regular meeting of the Board of Directors will be held on Wednesday, March 12, 2025, at 5:00pm in the HOA conference room.

Respectfully submitted by Kim Rambo, Assistant HOA Manager