

Hérons Glen Homeowners Association, Inc.
Board of Directors Meeting
January 14, 2026
In the HOA Conference Room and via ZOOM 5:00 pm

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

II. Director Fell led the Pledge of Allegiance

III. 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. December 10, 2025, Board Meeting Minutes were reviewed and approved as presented.

V. President's Report:

On behalf of the HOA Board of Directors, I would like to welcome the return of our seasonal residents and wish everyone a Happy New Year.

As our streets and multi-use paths are becoming busier with the increased traffic, remember to stop at stop signs whether in your car, golf cart, bicycle or E Bike. When on the multi-use paths slow down when approaching anyone on foot.

If you haven't already done so, please get your golf cart registered in the HOA Office. You will need to fill out a form and present proof of insurance on your golf cart. The cost of the insurance is minimal, in most cases less than \$100. Liability insurance on your golf cart is to your advantage and for your protection.

The CLIS irrigation is not run by the HOA. You pay for irrigation through your HGRD assessment, not the HOA. If you are not receiving irrigation, contact Mainscapes and the HGRD Office.

The Florida Department of Environmental Protection (FDEP) and Waste Connections (the SLD Landfill) are negotiating an amended consent order and odor control plan which includes timelines to complete the closure of the two offending cells and penalties for not meeting timelines. The HOA has submitted comments to FDEP during the active phase of negotiations with SLD on the draft. When it is finalized the HOA board and our legal counsel will review it and file any appropriate petitions. The HOA is working with an Environmental Attorney, the Board attorney and other professionals.

The HOA Board encourages residents to fill out the online form to report H2S odors. The link is: <http://www.surveygizmo.com/s3/1901263/Zemel-Road-Facilities-Survey-Form>. If you cannot fill out the form or want to further express your concerns about the landfill odors, please send an email or call:

Louise Chang Florida Department of Environmental Protection South District Office - Air, Solid Waste and Trash Environmental Administrator

Louise.Chang@FloridaDEP.gov

Main: 239-344-5600 Office:239-344-5630 Only the FDEP has the authority to ensure SLD complies with the Consent Order.

On January 18 the HOA Activities Committee is having an Activity Fair from 12 to 2 in the Ballroom. Representatives from various organizations in Herons Glen will be present to tell you about themselves. This includes all the sports, artist groups, social groups, card and games groups as well as some of the HOA Committees. Whether you are new or have lived here a while you will be able to find activities that will interest you.

Respectfully, Mary Wright President

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

1. Financial Report for October 31, 2025	
Operating Funds	
Revenues	560,331.19
Expenses	2,426.70
Revenues under / over Exp	(11.04)
Fund Balance - October 1, 2025	6,066.36
Fund Balance – October 31, 2025	6,055.36
Pooled Reserves	
Revenues	91,418.78
Expenses	1,715.00
Revenues under / over Exp	1,476.58
Pooled Reserves Year to Date	
Balance October 31, 2025	93,338.35
Fund Balance - Fiscal Year	2,172.77
Total Pooled Reserve Balance October 31, 2025	1,439,930.03
Marathona Preserves Deferred Maintenance Balance as of October 31, 2025, including interest	47,965.44

2. The total amount of our delinquencies as of December 18, 2025, is \$8,661.07– this figure includes \$2,000 in fines assessed to lot 576 (\$1,000), and 143 (\$1,000). There are No attorney cases. Our accountant has sent 2 pre-lien notice (certified letters), No late notices and 12 reminder letters.

VII. Manager’s Report

A. HOA workload numbers for Dec. 2025	
ARC	12 letters/emails
Grounds Committee	149 letters/emails & 2 CRRs
SSEP residential lighting	40 letters/emails
Notifications of homes sold	9 in Dec.
Lampposts checked for lightbulb replacement	110
Gate Entries October 2025	
Resident	Dec. – 29,008
Visitors	Dec. – 9,171
Garage doors open	Dec. - 35
Yard lights out	Dec. – 110
Parking citations	26

B. Maintenance

1. Lighting The Sanctuary - LCEC has been out and put a stake in the ground, but we are still waiting for meter installation.

2. LCEC leased Streetlights – The LCEC Light #76874GB has been reported a second time that it is staying on. Also, on 1/12/2026 I sent a repair request to LCEC for outage of Lights #76878 & # 54773.

The streetlights located at the front perimeter of the community north and south are out. The lighting will be reported but we believe it is a large issue as lights on this side of HWY 41 further south are also out.

3. Blue Stream Generator - On December 22, a gas odor was reported in the area of Herons Glen Blvd, between Villareal Way and Embarcadero Way on the north side of Herons Glen. It was determined to be coming from the location of the Blue Stream generator and propane tank. I contacted Blue Stream to report it was likely from their propane tank. They were sending someone out, but Jeremiah was able to get a photo of where the leak may be and then vacated the area. I sent the photo to the contact at Blue Stream. He advised calling 911 and get the fire department in route. We closed that section of Herons Glen Blvd until the fire department could evaluate and clear the area. A notice was sent out to the community and traffic detoured. The fire department came out and turned off the gas and determined the area was clear to open back up. A pipe going out from the generator into the ground had extreme corrosion and developed a leak. Blue Stream personnel were very responsive during this event and followed up with repair information when it was completed, inspected and operational. It was determined that irrigation was regularly hitting the pipe causing the corrosion. They have fixed it so they will not have this type of issue again and have a company now that will do regular inspections on it.

4. Irrigation/Sidewalk - A Solana resident reported that on the corner of Via Montana and Calle Cristal (opposite the street Sign) a hole had formed under the grass and sidewalk where the sprinkler head is and that the hole was about 9 inches deep and eroding away the dirt under the sidewalk. She thought that is would be useless to report to Mainscape until after they were done working on the new install. I explained that it was not Mainscape doing the new install and that she can contact Mainscape for any sprinkler issue. I sent Jeremiah over to look at it. He put a flag there and contacted Mainscape to come out and repair the broken head. Mainscape repaired it and filled in the hole.

5. 2051/2061 Embarcadero Way - A sinkhole by the sidewalk was reported. Jeremiah staked it off with caution tape and a cone. The hole is currently about 10” deep and he can push a wooden stake easily from there another 16”. Jeremiah has contacted Mainscape Manager to come out and assess it first. This is near a storm drain that was checked for leaks in 2024. August 2024 - IVY Smith reported a possible irrigation break at this location. They dug it up and thought it may be irrigation or the storm water pipe. The Mainscape irrigation manager Clayton at the time reviewed it and said there were no leaks there. We had M.R.I. Underground come out and scope the storm water pipe and they found no leaks or breaks. Once it dried out IVY Smith filled the area back in. No further issues until now.

6. We found another Oak tree infected with Ganoderma and dying in the HG Blvd median near Sounion. We had England’s remove the tree.

VIII. New Business

A. Director Wright presented the following motions:

1. Motion to dissolve the Ad-hoc Air Quality Committee and terminate its charter. **Motion 2026-4 was approved unanimously.**
2. Motion to approve a fine of \$100.00 and \$100.00 each day the violation continues, not to exceed \$1000.00 in aggregate for **Lot #0942, 3551 Odyssea Ct.** for violations of the Community Wide Landscape Standards and the Declarations of Covenants, Conditions and Restrictions for Herons Glen. **Motion 2026-1 was approved unanimously.**

B. Director Fell presented the following motion:

1. Motion to approve the Activities Committee Shredding Event sign placement. **Motion 2026-2 was approved unanimously.**

C. Director Romine presented the following motion:

1. Motion to approve Patti Cummings as Co-Chair of the Compliance Committee. **Motion 2026-3 was approved unanimously.**

IX. Other Business:

1. Executive Administrative Assistant, Lori Roy was asked to check and see if rental paperwork was on file for 20817 Santorini.
2. Manager Gillespie to continue to monitor and update the Board about the status of the multi-use path signs and striping.

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 5:44 p.m.

The next Board of Directors Workshop Meeting will be held on **Tuesday, February 3, 2026, at 1:00 pm** in the HOA conference room.

The next regular meeting of the Board of Directors will be held on **Wednesday, February 11, 2026 at 5:00pm** in the HOA conference room.

Respectfully submitted by Lori Roy, Executive Administrative Assistant