

**Hérons Glen Homeowners Association, Inc  
Board of Directors Workshop Meeting  
Tuesday, January 6, 2026, at 1:00 p.m.  
HOA Conference Room and via ZOOM**

I. Call to Order. President Wright called the meeting to order at 1:00 p.m.

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

III. Meeting Minutes.

- A. December 2, 2025, Board Workshop Minutes were reviewed and approved.
- B. December 10, 2025, Board Meeting Minutes were reviewed. It was agreed to move this forward to the next Board Meeting for action.

IV. Reports

A. Standing Committees

- 1. Activities Committee- Director Fell provided a summary of the activities of the committee.
- 2. Architectural Review Committee – Committee Chair, Andrew Cohen, provided a summary of the activities of the committee.
- 3. Communications Committee- Director Kozak provided a summary of the activities of the committee.
- 4. Compliance Committee – No report
- 5. Finance Committee- Manager Gillespie provided a summary of the activities of the committee.
- 6. Grounds Committee- Director Wright provided a summary of the activities of the committee.
- 7. Security, Safety & Emergency Preparedness Committee- Director Long provided a summary of the activities of the committee.

B. Ad-hoc Committee Reports

- 1. Air Quality Ad-hoc Committee- No report.
- 2. Marathona/Preserve Ad-hoc Committee- No report.
- 3. Nominating Ad-hoc Committee- No report.

V. Items of Business:

- A. Director Wright presented the following:
  - 1. Annual Statement of the Recorded Preservation of Covenants.
- B. Manager Gillespie presented the following:
  - 1. Finance Committee - Treasurer’s Finance & Delinquency Report

1. Financial Report for November 30, 2025	
<b>Operating Funds</b>	
Revenues	560,331.19
Expenses	2,426.70
Revenues under / over Exp	(11.04)
Fund Balance - October 1, 2025	6,066.36
Fund Balance – November 30, 2025	6,055.36
<b>Pooled Reserves</b>	
Revenues	91,418.78
Expenses	1,715.00
Revenues under / over Exp	1,476.58
<b>Pooled Reserves Year to Date</b>	
Balance November 30, 2025	93,338.35
Fund Balance - Fiscal Year	2,172.77
Total Pooled Reserve Balance, November 30, 2025	1,439,930.03

Marathona Preserves Deferred Maintenance Balance as of November 30, 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.

C. Director Fell presented the following:

1. Activities Committee – Event sign display request for Shredding Event February 16, 2026. It was agreed to move this forward to the next Board Meeting for approval.

D. Director Romine presented the following items:

1. Appointment of Patti Cummings as Co-Chair of the Compliance Committee. It was agreed to move this forward to the next Board Meeting for approval.

#### VI. Manager’s Report:

A. Manager Gillespie reported on the following items:

1. Grounds Violation – 1961 Corona Del Sire Dr. It was reported that the Resident was taking action to resolve the violation. It was agreed the progress will be monitored, and this will not need to move forward to the next Board Meeting.
2. Grounds Violation – 3551 Odyssey Ct. It was agreed to move this forward to the next Board Meeting for action.
3. Still waiting for LCEC to make electrical connection at the Sanctuary sign.

#### VII. Other Business:

A. Director Wright led a discussion about the Air Quality Ad-hoc Committee.

B. Director Fell asked about flashing stop signs. Director Fell also provided information on installing high visibility pavement markings. Thermoplastic “STOP” pavement markings that draw attention to the stop point and reinforce the signs. The glass beads make them highly visible both day and night. Director Long will bring this up at the next SSEP Meeting.

#### VIII. Residents in attendance: Abe Heitin, 20775 Athenian Lane

IX. Resident Comments and Questions: Abe Heitin spoke about his concerns with odors believed to be coming from the landfill, lack of enforcement by the FDEP, and dissolving the Air Quality Committee.

X. Adjourn. The meeting was adjourned at 2:16 pm.

***The next Board of Directors Meeting will be held on Wednesday, January 14, 2026, at 5:00 pm in the HOA Conference Room.***

*Respectfully submitted by Lori Roy, Executive Administrative Assistant*