

**Hérons Glen Homeowners Association, Inc**  
**Board of Directors Workshop Meeting**  
**Tuesday, July 1, 2025, 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 (via Zoom), Wright, Manager Gillespie, and Executive Administrative Assistant Roy (via Zoom). Excused absence: Director Huetteman

III. Meeting Minutes.

- A. June 3, 2025, Board Workshop Minutes were reviewed and approved.
- B. June 11, 2025, Board Meeting Minutes were reviewed. It was agreed to move these forward to the next Board meeting for action.
- C. June 11, 2025, Executive Board Meeting Minutes were reviewed. It was agreed to move these forward to the next Board meeting for action.

IV. Reports

A. Standing Committees

- 1. Activities Committee- No Report
- 2. Architectural Review Committee- Director Lowe 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- Director Kozak provided a summary of the activities of the committee.
- 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- No Report

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. Manager Gillespie presented the following items:

1. Financial Report for May 31, 2025	
<b>Operating Funds</b>	
Revenues	2,160,001.00
Expenses	2,115,111.49
Revenues under / over Exp	44,889.51
Fund Balance - October 1, 2024	97,178.67
Fund Balance – May 31, 2025	142,068.18
<b>Pooled Reserves</b>	
Revenues	366,380.83
Expenses	183,107.40
Revenues under / over Exp	183,273.43
<b>Pooled Reserves Year to Date</b>	
Balance October 1, 2024	1,111,881.10
Fund Balance - Fiscal Year	183,273.43
Total Pooled Reserve Balance, May 31, 2025	1,209,059.77

Marathona Preserves Deferred Maintenance Balance as of May 31, 2025, including interest	39,632.76
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2. The total amount of our delinquencies as of JUNE 20, 2025, is \$9,840.47– this figure includes \$2,025 in fines assessed to lot 576 (\$1,000), 143 (\$1,000), and 819 (\$25). There is 1 attorney case. Our accountant has sent 6 pre-lien notices (certified letters), 2 late notices and 3 reminder letters.

3. A Special Board Meeting will be needed for publication review of the proposed 2025/2026 Operating Budget. The Board agreed to hold a special Board Meeting on Thursday July 31, 2025, at 1:00 pm in the HOA Conference Room.

B. Director Fell presented the following item:

1. Herons Glen 5K Charity Walk/Run. The Board discussed concerns regarding outside participants and traffic control. It was agreed to move forward to the next Board Meeting for action.

C. Director Long presented the following items:

1. Election Resolution 2025-01- It was agreed to move forward to the next Board Meeting for action.

2. Candidate Intent to Run Form for Publication- It was agreed to move forward to the next Board Meeting for action.

D. Director Lowe presented the following item:

1. Variance Request from Fairways HOA to allow an additional house paint color for Fairways homes only. It was agreed to move forward to the next Board Meeting for action.

VI. Manager’s Report:

A. Manager Gillespie reported on the following items:

1. Lot #0272 – 2091 Embarcadero Way – Grounds Violation. It was agreed to move this item forward to the next board meeting for action.

2. Lot #0049 – 2291 Valparaiso Blvd. – Grounds Violation. It was agreed to delay action until September.

3. Lot #0160 – 2520 Valparaiso – Grounds Violation. It was agreed to move this item forward to the next Board Meeting for action.

VII. Other Business: Manager Gillespie discussed an email received from Kim Kitko, 20978 Skyler Drive, regarding the Zemel Road Landfill odor.

VIII. Residents in attendance:

Joyce Forman, 1981 Corona Del Sire Drive

Jeff Jensen, 3312 Via Montana Way

Craig Wooley 2740 Valparaiso Blvd.

IX. Resident Comments and Questions: Joyce Forman was in attendance to discuss the Herons Glen 5K Charity Walk/Run. Joyce and Jeff are assisting in the planning of the event. Craig Woolley was in attendance on behalf of the SSEP / CERT Committee to discuss the committee heading up the traffic control, parking, and safety surrounding the Charity Run. Craig also spoke with the North Fort Myers Fire Department about being on site for the event for training.

X. Adjourn. The meeting was adjourned at 2:28 pm.

The next Board of Directors Meeting will be held on Wednesday, July 9, 2025, at 5:00pm in the HOA Conference Room.

*Respectfully submitted by Lori Roy, Executive Administrative Assistant*