

Hérons Glen Homeowners Association, Inc.
Board of Directors Meeting
June 11, 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 Fell led all in the Pledge of Allegiance.

III. Roll Call. Director Kozak called the roll with the following responding: Directors Huetteman, Kozak, Fell, Long, Lowe, Wright, (attending via zoom) Romine, and HOA Manager Gillespie.

IV. Approval of Meeting Minutes.

A. May 14, 2025, Board Meeting Minutes were reviewed and approved as presented.

V. President’s Report: The HOA Committees are looking for Volunteers. Our Volunteers are a big part of keeping Herons Glen running smoothly, keeping it beautiful, safe and a wonderful place to live. Whether you are part-time or full-time, your help is needed and appreciated. If you would like more information, the HOA Office can have one of the HOA Board members contact you. Please consider volunteering.

In upcoming issues of the HOA Weekly Bulletin and online magazine, there will be articles about Hurricane preparedness. Please read them, especially if this is your first year here. Please read these publications, they have a lot of information about our community.

The Lee County Sheriff’s Office will again be placing a speed limit reminder sign in the median of Herons Glen Boulevard. Thanks to all of you who observe the speed limits. Respectfully, Mary Wright, President.

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

1. Financial Report for April 30, 2025	
Operating Funds	
Revenues	1,891,141.17
Expenses	1,854,612.40
Revenues under / over Exp	36,529.07
Fund Balance - October 1, 2024	97,178.67
Fund Balance – April 30, 2025	133,707.74
Pooled Reserves	
Revenues	322,910.45
Expenses	147,161.94
Revenues under / over Exp	175,748.51
Pooled Reserves Year to Date	
Balance October 1, 2024	1,111,881.10
Fund Balance - Fiscal Year	175,748.51
Total Pooled Reserve Balance, April 30, 2025	1,287,629.61
Marathona Preserves Deferred Maintenance Balance as of April 30, 2025, including interest.	38,352.81

2. The total amount of our delinquencies as of **MAY 19, 2025, is \$19,551.03**– this figure includes \$2,000 in fines assessed to lot 576 (\$1000) and 143 (\$1,000). There are **3** attorney cases. Our accountant has sent **NO** pre-lien notice (certified letters), **11** late notices and **3** reminder letters.

VII. Manager's Report

A. HOA workload numbers for May 2025	
ARC	10 Notices
Grounds Committee	65 Notices
SSEP residential lighting	31 Notices
Notifications of homes sold	4
Lampposts checked for lightbulb replacement	51
Gate Entries May 2025	
Resident	23178
Visitors	6716
Garage doors open	2
Yard lights out	82
Parking citations	7

B. Maintenance and Other Items:

The Stormwater Pipe Cleanout was completed in May. All the pipes were successfully cleaned. One large pipe found is not on the stormwater plan and is a 48" corrugated metal pipe. It is connected to the junction box. The pipe now that it is cleaned out is functional. It runs from the junction box into a golf course lake. Replacement or fitting with an HDPE pipe is not needed currently. We will continue to monitor it.

England's completed the canopy tree work between the guardhouse and Via Verde. We will have them continue down the HG Blvd over the next month along with trimming the trees in the cul de sacs.

The Athenian Fountain stopped working. An assessment found the motor was not working. It does have a warranty until August 2025. The fountain company is shipping the motor back to the manufacturer for possible warranty repairs or replacement. The Tisbury Fountain timers went bad and had to be replaced. The fountain has also started leaning. It was found that the float ring is cracked. The float ring is expected to be replaced.

Today, the sidewalk contractor started the tear outs for the sections of sidewalk that needed to be replaced on Wheelock Dr. The work is expected to be completed by next week. Additional areas as reviewed will be scheduled.

According to Patrol reports as of today, all LCEC leased lighting on the common areas are working.

A search for an employee to fill the front desk position is in progress.

VIII. New Business

A. Director Wright presented the following motions:

1. 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 #0254 2130 Rio Nuevo Dr.** for violations of the Community Wide Landscape Standards and the Declaration of Covenants, Conditions and Restrictions for Herons Glen. **Motion 2025-45** 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 #0267 2000 Rio Nuevo Dr.** for violations of the Community Wide Landscape Standards and the Declaration of Covenants, Conditions and Restrictions for Herons Glen. **Motion 2025-46** was approved unanimously.

3. 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 #0279 20817 Santorini Way** for violations of the Community Wide Landscape Standards and the Declaration of Covenants, Conditions and Restrictions for Herons Glen. **Motion 2025-47** was approved unanimously.
 4. 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 #0505 2170 Faliron Rd.** for violations of the Community Wide Landscape Standards and the Declaration of Covenants, Conditions and Restrictions for Herons Glen. **Motion 2025-48** was approved unanimously.
 5. 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 #0527 1930 Palo Duro Blvd.** for violations of the Community Wide Landscape Standards and the Declaration of Covenants, Conditions and Restrictions for Herons Glen. **Motion 2025-49** was approved unanimously.
 6. 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 #0894 20757 Wheelock Dr.** for violations of the Community Wide Landscape Standards and the Declaration of Covenants, Conditions and Restrictions for Herons Glen. **Motion 2025-50** was approved unanimously.
 7. Motion to delay further action and review the status of the violation at the July Board Workshop for **Lot #1069 3391 Via Montana Way.** **Motion 2025-51** was approved unanimously.
 8. 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 #1165 20769 Kaidon Ln.** for violations of the Community Wide Landscape Standards and the Declaration of Covenants, Conditions and Restrictions for Herons Glen. **Motion 2025-52** was approved unanimously.
- B. Director Long presented the following motion:
1. Motion to approve the placement of an LCSO Speed device on Herons Glen Blvd in the Median location presented. **Motion 2025-53** was approved unanimously.
- C. Director Lowe presented the following motions:
1. Motion to approve the Amendments to the Community Wide Standards for Lighting, Light Fixtures and Light Posts as presented. **Motion 2025-54** was approved unanimously.
 2. Motion to approve the Amendments to the Community Wide Standards for Mailboxes and Mailbox Posts as presented. **Motion 2025-55** was approved unanimously.

IX. Other Business: None

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 5:19 p.m.

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

The next regular meeting of the Board of Directors will be held on Wednesday, July 9, 2025, at 5:00pm in the HOA conference room.

Respectfully submitted by Joyce Gillespie, HOA Manager