

Hérons Glen Homeowners Association, Inc.
Board of Directors Meeting
March 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 Long 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 February 12, 2025, Board Meeting Minutes were reviewed and approved as presented.
- B. The February 26, 2025, Executive Board Meeting Minutes were reviewed and approved as presented.

V. President’s Report: The HOA Activities Committee held the annual shredding event for the residents on March 3. Almost 4000 pounds of paper was shredded. This is a much appreciated and needed event. Thanks to the Activities Committee for organizing and working it. Firewise 2025 was also a huge success, setting a record of raising \$10013 to be given to the Southwest Florida Professional Firefighters and Paramedics, Local 1826. Thanks to the SSEP Committee for this educational and entertaining event. Remember the Ice Cream Social is scheduled for April 6. The Activities Committee is spearheading this event as well. Further details will follow. These two HOA Committees aren’t the only Committees that keep Herons Glen running smoothly. The Committees are always looking for volunteers. Please consider volunteering to help the Community remain one of the best places to live in Southwest Florida. The HOA is replacing sections of sidewalk throughout the Community that are damaged. This is a yearly project. Please be aware if you are out walking. There has been some confusion about who owns CLIS. The HOA does not own CLIS, that is the HGRD. Please direct any questions or comments to the HGRD.

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

A. Draft Financial Report for January 31, 2025	
Operating Funds	
Revenues	1,081,670.91
Expenses	1,055,989.18
Revenues under / over Exp	25,681.73
Fund Balance - October 1, 2024	97,178.67
Fund Balance – January 31, 2025	122,860.40
Pooled Reserves	
Revenues	191,490.51
Expenses	81,475.98
Revenues under / over Exp	110,014.53
Pooled Reserves Year to Date	
Balance October 1, 2024	1,111,881.10
Fund Balance - Fiscal Year	110,014.53
Total Pooled Reserve Balance, January 31, 2025	1,221,895.63
Marathona Preserves Balance not in Pooled Reserves as of January 31, 2025, including interest	36,339.27

B. The total amount of our delinquencies as of February 25, 2025, is \$24,768.86 – this figure includes \$4,000 in fines assessed to lot 576 (\$1,000), 143 (\$1,000), and 308 (\$2,000). There are four attorney cases. Our accountant has sent no pre-lien notices (certified letters), 11 late notices and 46 reminder letters.

VII. Manager’s Report

A. HOA workload reports for February 2025		
Workload numbers for February 2025		
ARC	53 Notices	1 Certified
Grounds Committee	95 Notices	2 Certified
SSEP residential lighting	126 emails	4 letters
Notifications of homes sold	5	
Lampposts checked for lightbulb replacement	64	
Gate Entries		
Resident	February 2025 – 31,812	
Visitors	February 2025 – 8,170	
Garage doors open	37	
Yard lights out	126	
Parking citations	31	

B. Maintenance Items:

1. Common Area LCEC Leased Lighting:

- Light #54754FB was reported to LCEC on 3-4-2025 as of 3/11/2025 light is blinking.
- Light #54773 was reported to LCEC on 3-3-2025 as of 3/11/2025 light is working and not blinking.
- Light #76880 was reported to LCEC on 2-28-2025 as of 3/11/2025 light is working.

2. Lumen (Century Link) and IVY Smith remediation work: Jeremiah and I met with Lumen manager and Ivy Smith representative yesterday and reviewed the restoration work still needed on the common areas. We are expecting the common area items to be completed in the next 30 days

3. Common Area Sidewalks: Trip hazard and severe cracking in common area sidewalks- locations of concrete removal and replacement of sidewalk were completed at the following locations:

- 1820-1840 Corona Del Sire Dr. 123’
- 2050 Palo Duro Blvd. 57’
- 2210 Faliron Rd. 120’
- 3501 Barnstable Ct. 84’
- 20856 Santorini Way 56’
- 21030 Mystic Way 43’

Next areas to be scheduled are on Wheelock Dr. & Via Montana Way.

4. Stormwater Drains: Sewer Viewer checked the street drain catch basins and pipes at the following locations:

- pipes between 1761 & 1781 Palo Duro Blvd., under the road, and between 1770 & 1780 Palo Duro Blvd. (STR-2 TO STR-1 see attached- does not need to be cleaned).
- behind 1761 Palo Duro between (STR-2 TO STR-3 see attached- does not need to be cleaned).
- between 20733 & 20739 Wheelock Dr. (STR-5 TO STR-4 see attached- attention needed).
- Connecting Pipe under the street - 20733 & 20739 Wheelock Dr – 20740 & 20734 Wheelock Dr. (STR-6 TO STR-5- see attached- attention needed).
- Pipe located between 20740 & 20734 Wheelock Dr. (STR-7 TO STR-6 see attached- attention needed).

- Junction box and pipe connect located behind 20740 & 20734 Wheelock Dr. (STR-8 TO STR- 7 see attached- attention needed).
- Junction box and pipes in both directions behind 20831 Wheelock Dr. starts from the junction box for both pipes. (STR-10 TO STR-9 & STR-10 TO STR-11 see attached- attention needed).
 - The street catch basin between 20781 & 20787 Wheelock was clean.
 - The street catch basin between 20788 & 20782 Wheelock was clean.
 - The street catch basin between 20831 & 20835 Wheelock was clean.
 - The street catch basin between 20836 & 20830 Wheelock was clean.

I have asked Sewer Viewer to provide a quote for areas listed 1 through 7 to clean the pipes and junction boxes. There are some logistics to work out because golf course access will be necessary, and it is very limited.

5. Waste-Pro Truck Fluid Spills: No updates yet from Lee County.

C. HGRD:

1. J.B. Belknap, the HGRD General Manager, informed me that the contractor only ordered half of the two-piece window for the conference room. Half of the window is lying outside against the wall. J.B. has not provided an update on when the other half will be delivered and when the window will be installed. A schedule for 2/28 was provided to replace the window in Kim's office but they forgot to order the window. J.B. said the replacement is now delayed until the next phase of window replacements.

D. Volunteer Event:

1. I am working on designing volunteer event invitation and rsvp form. I expect to have them ready next week and will set them up to go out later in the week.

VIII. New Business

A. Director Wright presented the following motions:

1. The board approve a fine of \$100.00 and \$100.00 each day the violation continues, not to exceed \$1000.00 in aggregate for Lot #0266, 2010 Rio Nuevo Dr. for violations of the Community Wide Landscape Standards and the Declaration of Covenants, Conditions and Restrictions for Herons Glen. **Motion 2025-19** was approved unanimously.
2. The board approve a fine of \$100.00 per incident for violations of the Community Wide Landscape Standards and the Declaration of Covenants, Conditions and Restrictions for Herons Glen for Lot #0788, 20764 Tisbury Lane. **Motion 2025-20** was approved unanimously.
3. The board approve pressure cleaning of common area sidewalk if needed in front of Lot #0788, 20764 Tisbury Ln. and charge the costs to the user fee portion of the owner's assessment fees. **Motion 2025-21** was approved unanimously.

B. Director Fell presented the following motion:

1. The board approve Susan Darcy for the Activities Committee. **Motion 2025-22** was approved unanimously.

C. Director Lowe presented the following motions:

1. The board approve the Hurricane Protection Standards as presented. **Motion 2025-23** was approved unanimously.
2. The board approve the Herons Glen Artist Group event sign placement. **Motion 2025-24** was approved unanimously.

IX. Other Business: There was no other business.

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 5:29 p.m.

The next Board of Directors Workshop Meeting will be held on Tuesday, April 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, April 9, 2025, at 5:00pm in the HOA conference room.

Respectfully submitted by Kim Rambo, Assistant HOA Manager