

Hérons Glen Homeowners Association, Inc.
Board of Directors Meeting
October 15, 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 Kozak 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, Romine, HOA Manager Gillespie, and Executive Administrative Assistant Roy (via Zoom).

IV. Approval of Meeting Minutes.

- A. September 2, 2025, Special Board Meeting Minutes were reviewed and approved as presented.
- B. September 10, 2025, Board Meeting Minutes were reviewed and approved as presented.
- C. September 10, 2025, Executive Board Meeting Minutes were reviewed and approved as presented.

V. President’s Report:

Gradually the streets and multi-use path are getting busier as residents return to Herons Glen. Please be observant of the increased traffic. The HOA will be having an election this year to fill 2 vacancies on the Board. There are 3 candidates running, Donald Misener and incumbents Denise Fell and Mary Wright. There will be a Meet The Candidates night on October 23 at 4 PM in the Ballroom. Hope to see you there. The HGRD sent an email notifying residents that the CLIS irrigation system will begin their update this month. Hopefully you all saw the email. Please be alert for any machinery moving around in the community. The process involves channeling under the turf in back yards so you will see workers on your property. The HOA Committees are starting off the fiscal year with new members. Thanks again to all the volunteers.

Respectfully, Mary Wright President

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

1. Financial Report for August 31, 2025	
Operating Funds	
Revenues	2,970,074.68
Expenses	2,908,183.12
Revenues under / over Exp	61,891.56
Fund Balance - October 1, 2024	97,178.67
Fund Balance – August 31, 2025	159,070.23
Pooled Reserves	
Revenues	503,765.12
Expenses	312,314.47
Revenues under / over Exp	191,450.65
Pooled Reserves Year to Date	
Balance October 1, 2024	1,111,881.10
Fund Balance - Fiscal Year	191,450.65
Total Pooled Reserve Balance, August 31, 2025	1,303,331.75

Marathona Preserves Deferred Maintenance Balance as of August 31, 2025, including interest	43,485.51
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2. The total amount of our delinquencies as of September 19, 2025, is \$10,748.73- This figure includes \$3,000 in fines to lot 576 (\$1,000), lot 143 (\$1,000) and lot 23 (\$1,000). There is 1 attorney case. Our accountant has sent no certified letters, no late notices, and 7 reminder letters.

VII. Manager’s Report

A. HOA workload numbers for Sept / Oct 2025	
ARC	5 Notices
Grounds Committee	85Notices/ 7CRRs
SSEP residential lighting	85 emails/ 16 Letters
Notifications of homes sold	6 Sept
Lampposts checked for lightbulb replacement	
Gate Entries June 2025	
Resident	Sept - 19,842
Visitors	Sept – 6,758
Garage doors open	Sept - 20
Yard lights out	Sept - 153
Parking citations	4

B. Maintenance and Other Items

1. Lighting

A. The Sanctuary- there is an electrical shortage in the wiring somewhere between the junction and a long run to the electrical box between the 1st & 2nd house. We had three electricians look at it and all recommended a new meter, and a shorter run would be the most cost-effective solution. The new meter will be on the east side of the entrance and the wiring to the junction box about 12’ away. Coharbor Electric had the best price at \$4900.00. The permit for the work has been issued. They are contacting LCEC for the meter permit. I should have estimated schedule tomorrow from Coharbor for the installation. Residents at the Sanctuary are asking for consideration for lighting along the area from the entrance to the 1st home on Odyssey Ct. The HOA looked at options years ago but they were too expensive. We can look at it again, perhaps even some solar options would work.

B. LCEC leased Streetlights – two lights were found to be out. One is the 2nd light east of Athenian and the other is the 2nd light east of Wheelock Dr. The outage was reported on 10/14 to LCEC.

C. The Herons Glen South Entry Wall- the sign light was not working as noted on 10/14. Jeremiah found several wires that were chewed by an animal. He spliced the wiring and sealed it back up and the sign light is now working.

D. Jeremiah is checking all the other neighborhood signs to make sure they are ready for Christmas lights.

2. Tree Work

A. Lee County’s 20/20 conservation area located behind the homes on Calle Cristal has a lot of overgrowth that has encroached on the HOA Common area. England’s Tree Service trimmed back the overgrowth and completed the work today.

B. England's has been a long-time contractor for Herons Glen. Sadly, we found out that two weeks ago Mark England's wife passed away. It is a family business, so it has been a difficult time for them but this week they are getting back to their work orders and schedules.

C. Herons Glen Blvd common area- a palm tree was found to be growing into an oak, and a CenturyLink pedestal was being pushed over by it. CenturyLink has determined the pedestal is not connected to any service so it will be removed at the time we have the tree removed.

D. Two trees at the corner of Athenian were found to have Ganoderma. England's removed the trees. We are assessing what can be put in nearby to fill the large open area left.

3. Landscaping

A. We have some sections that need sod replacement on the north side of Herons Glen Blvd between Micrassia and Embarcadero Way. The replacement will be scheduled.

B. The Havens East sign landscaping continues to have irrigation problems which prevent plant replacement. Once that is resolved we will get replacements and enhancements scheduled.

4. Security - We had a report of a guard possibly sleeping on duty during an overnight shift last week. A camera review confirmed the guard came in for the 10:00 pm shift at 9:40. He relieved the guard early and by 10:00 pm was asleep. He slept in between the arrival of visitors, each one had to wake him up; after processing them he went right back to the chair and went to sleep. This went on until about 4:35 am. The guard took no action to try to stay awake or contact Platinum to say that he was having a problem. Platinum was very apologetic and removed the guard.

5. Candidate Night & Election

A. The Meet the Candidate night room set up, and the sound set up has been submitted to Karen Jessop, Sound Coordinator, Nate Baers, HGRD Facilities Manager and Janine Stepanich, Food & Beverage Director.

B. For the election mail out, I am in the process of ordering the envelopes needed for the mailing. Lori has ordered the paper for the printing. We plan on mailing the ballots by the end of the month.

VIII. New Business

A. Director Wright presented the following motions:

1. Motion to approve the Policies & Procedures for HOA Events and Activities. **Motion 2025-72** 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 #0279 – 20817 Santorini Way** for violations of the Community Wide Landscape Standards and the Declaration of Covenants, Conditions and Restrictions for Herons Glen. **Motion 2025-73** was approved unanimously.

B. Director Fell presented the following motion:

1. Motion to approve Joyce Forman as Chair to the Activities Committee. **Motion 2025-74** was approved unanimously.
2. Motion to approve placement of arrows and the words "Stay Right" "15 MPH" on the asphalt of the Multi-Use Path from Via La Quinta to Kaidon Lane as presented. **Motion 2025-75** was approved unanimously.
3. Motion to approve 7 locations and signs along the Multi-Use Path as presented. **Motion 2025-76** was approved unanimously.

C. Director Huettelman presented the following motion:

1. Motion to approve volunteer George Milot as an alternate Finance Committee Member. **Motion 2025-77** was approved unanimously.
2. Motion to approve volunteer Mike Brown as a Finance Committee Member. **Motion 2025-78** was approved unanimously.

D. Director Long presented the following motions:

1. Motion to approve a sign to be put out as a reminder to test smoke alarms. Sign to be put out 1 week prior to time change. **Motion 2025-79** was approved unanimously.
2. Motion to approve the Election mailout. **Motion 2025-80** was approved unanimously.

E. Director Lowe presented the following motion:

1. Motion to approve the event sign placement request for the Craft Fair by Alpha Gamma Delta Sorority. **Motion 2025-81** was approved unanimously.

F. Director Romine presented the following motion:

1. Motion to approve the placement of dog waste pick-up signs on Via Estacado as presented. **Motion 2025-81** was approved unanimously.

IX. Other Business:

1. A discussion was had regarding allowing Halloween / Fall decorations to be displayed from October 1 – November 7 each year. Manager Gillespie stated that nothing can be considered until the Grounds Standards have been re-written. The time frame to make this change is for Oct / Nov 2026 decorating.

X. Resident Comments and Questions: There were no resident comments or questions.

XI. Residents in attendance: Joyce Forman

XII. Adjourn. With no further business, President Wright adjourned the meeting at 5:30 p.m.

The next Board of Directors Workshop Meeting will be held on **Tuesday, November 4, 2025, at 1:00 pm** in the HOA conference room.

The next regular meeting of the Board of Directors will be held on **Wednesday, November 12, 2025**, at 5:00pm in the HOA conference room.

Respectfully submitted by Lori Roy, Executive Administrative Assistant