

Hérons Glen Homeowners Association, Inc.
Board of Directors Meeting
September 10, 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 (via Zoom), HOA Manager Gillespie, and Executive Administrative Assistant Roy (via Zoom).

IV. Approval of Meeting Minutes.

- A. July 9, 2025, Board Meeting Minutes were reviewed and approved as presented.
- B. July 31, 2025, Special Board Meeting Minutes were reviewed and approved as presented.

V. President’s Report:

September is the most active month for Hurricanes in Florida. Please be ready. The Heron News Magazine had several articles on how to be prepared. There will be more information in the next issue. The weekly newsletter is another source of information. Please read these. The HOA Board approved the budget for fiscal year 2025/2026. The new quarterly assessment will be \$727. This reflects a 3.48% increase. The Board wants to thank all the Volunteers who have served on Committees this past year. We look forward to welcoming the new and returning Committee members in October. Volunteers are what make Herons Glen a great place to live.

Respectfully, Mary Wright President

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

1. Financial Report for June 30, 2025	
Operating Funds	
Revenues	2,429,103.42
Expenses	2,380,677.44
Revenues under / over Exp	48,425.98
Fund Balance - October 1, 2024	97,178.67
Fund Balance – June 30, 2025	145,604.65
Pooled Reserves	
Revenues	409,525.16
Expenses	229,264.60
Revenues under / over Exp	180,260.56
Pooled Reserves Year to Date	
Balance October 1, 2024	1,111,881.10
Fund Balance - Fiscal Year	180,260.56
Total Pooled Reserve Balance, June 30, 2025	1,209,059.77
Marathona Preserves Deferred Maintenance Balance as of May 31, 2025, including interest	40,911.83

2. The total amount of our delinquencies as of AUGUST 27, 2025, is \$12,063.64 – this figure includes \$3,000 in fines assessed to lot 576 (\$1,000), 143 (\$1,000), and 1023 (\$1000). There are 2 attorney cases. Our accountant has sent 1 pre-lien notices (certified letters), no late notices and 9 reminder letters.

VII. Manager’s Report

A. HOA workload numbers for July / Aug 2025	
ARC	10 Notices
Grounds Committee	127 Notices/5CRRs
SSEP residential lighting	83 emails/ 14 Letters
Notifications of homes sold	6 July / 4 Aug
Lampposts checked for lightbulb replacement	
Gate Entries June 2025	
Resident	July 19257 / Aug 19229
Visitors	July 6785 / Aug 6719
Garage doors open	July 3 / Aug 14
Yard lights out	124 July / 97 Aug
Parking citations	3

B. Maintenance and Other Items

1. Guardhouse roof completed at the beginning of August. All inspections completed and a wind mitigation report was issued.
2. Wind Policy – new policy with wind insurance will be effective 9/21/2025.
3. Generator – the annual inspection was completed. All systems working.
4. Gates – Action Automatic completed the quarterly gate maintenance on 9/3/2025. No issues found.
5. Fountains:
 - A. Athenian – Repairs completed and fountain working with no issues.
 - B. Tisbury - Repairs completed and fountain working with no issues.
6. Sidewalk cleaning – the annual sidewalk cleaning was completed in August.
7. Sidewalk replacement – Sections of sidewalk with trip hazards was replaced in August. The areas were located on Corona Del Sire, Palo Duro, and Embarcadero Way.
8. Memorial Pavers – the next 10 pavers have been engraved. We are waiting for the paver install contractor to get the work scheduled for the installation.
9. The bench near the memorial park had significant cracking due to age. Jeremiah was able to replace the boards.
10. Lighting – Front entry flagpole - one light was out. We ordered a new one and Jeremiah replaced it.

11. The Enclave light was reported out this week. Jeremiah replaced one of the bulbs. There will be light but to get the full uplighting he needs more of that type of bulb. He should have those on Thursday and will finish the replacement.

12. The sanctuary light was reported out this week. It was a tripped breaker. Jeremiah reset it and it is now working.

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

14. Insurance Claim – The Field Claim Representative for Florida Property & Casualty reached out to me on August 27, 2025. She indicated that as of that date they have not received any claim for money. She will update me in 60 days and close if there is no activity.

15. HOA Office – The air conditioner is leaking in the ceiling. Lori has been finding water on the floor if a trash can is not left in place. Nate indicated they may do a tear out of the ceiling in my office and the front office to replace insulation, ducts, and other things to try to stop the leaking. They do not know why the leaking continues to occur. The HOA Office will have to be closed, and everything covered for a day. Nate is going to get back to me with a schedule if that is the direction they are going with this.

VIII. New Business

A. Director Wright presented the following motions:

1. Motion to approve the 2025-2026 Committee Volunteers and Chairs as presented. **Motion 2025-64** 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 #0146 – 2660 Valparaiso Blvd.** for violations of the Community Wide Landscape Standards and the Declaration of Covenants, Conditions and Restrictions for Herons Glen. **Motion 2025-65** 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 #0265 – 2020 Rio Nuevo Dr.** for violations of the Community Wide Landscape Standards and the Declaration of Covenants, Conditions and Restrictions for Herons Glen. **Motion 2025-66** 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 #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 was withdrawn.**
5. Motion to approve amendments to the ad-hoc Air Quality Committee Charter. **Motion 2025-67** was approved unanimously.
6. Motion to approve the Emergency Access Gate Policy. **Motion 2025-68** was approved unanimously.
7. Motion to approve the amendments to the Vehicle Policy. **Motion 2025-69** was approved unanimously.

B. Director Fell presented the following motion:

1. Motion to approve the E-Bike Rules and Regulations. **Motion 2025-70** was approved unanimously.

C. Director Kozak presented the following motion:

1. Motion to approve the Herons Glen Community and Oversight Structure as presented. **Motion 2025-71** was approved unanimously.

IX. Other Business:

1. Mary Wright and Denise Fell have submitted their intent to run forms. No one else has applied to run for the upcoming Board of Director positions.
2. The Annual Board Meeting is December 10, 2025. Manager Gillespie stated that a speaker is needed for that meeting. Director Lowe suggested someone from the landfill. It was discussed that to allow questions to be answered, Residents could submit them ahead of the meeting and Board Members could present

them. Director Fell suggested a member of the Lee County Sheriff's Office as a speaker to talk about scams, and questions would be handled in the same fashion.

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 5:23 p.m.

The next Board of Directors Workshop Meeting will be held on **Tuesday, October 7, 2025, at 1:00 pm** in the HOA conference room.

The next regular meeting of the Board of Directors will be held on **Wednesday, October 15, 2025**, at 5:00pm in the HOA conference room.

Respectfully submitted by Lori Roy, Executive Administrative Assistant