

HERONS GLEN HOMEOWNERS ASSOCIATION
 MINUTES OF THE FINANCE COMMITTEE MEETING
 NOVEMBER 25, 2025, 1:00 PM
 HOA CONFERENCE ROOM/ZOOM

Call to Order and Roll Call: The meeting was called to order at 1:00 PM by Chairman Edd Huetteman. The following members were in attendance: Bill Beadle, Pat Colucci, Susan Darcy, Bill Dawes, Sherri Long. and Alternate Mike Brown. Also attending were HOA Manager Joyce Gillespie and Assistant Manager Lori Roy.

Approval of Minutes: A motion to accept the minutes from October 25, 2025, Finance Committee meeting was made by Bill Dawes, seconded by Pat Colucci, and approved unanimously.

Review of HOA Financial Reports: The committee reviewed the adjusted Financial Report for October 31, 2025.

Financial Highlights for the report dated October 31, 2025

	<u>Operating Fund</u>	<u>Replacement Fund</u>
Total Revenues	\$ 280,334.26	\$ 43,920.16
Total Expenses	\$ 280,742.29	\$ 3,175.00
Excess of Revenues Over/(Under) Expenses	\$ (408.03)	\$ 40,745.18
Fiscal Year*		
*Fund Balances – October 1, 2025	\$ 97,178.67	
*Fund Balances – October 31, 2025	\$ 96,770.64	\$ 40,745.16
Pooled Reserve Total Balance October 1, 2025		\$ 1,346,591.68
		<u>+40,745.16</u>
Total Pooled Reserve Balance October 31, 2025		\$ 1,387,336.84
<u>Not included in the pooled balance:</u>		
Marathona Reserve Fund Balance – October 2025		\$ 44,773.86
Reserve Revenue through October 31, 2025		1,250.00
RSV- Def Maintenance - Painting		
RSV- Def Maintenance – Pressure Cleaning		
RSV- Def Maintenance – Mulch		
RSV- Def Maintenance – Tree Trimming		
Marathona Reserve Fund Balance – October 31, 2025		\$ 46,023.86
Interest		<u>655.25</u>
		\$ 46,679.11

A motion to accept the Financial Report for October 31, 2025, was made by Sherri Long, seconded by Bill Dawes, and approved unanimously.

Manager's Report:

a. HOA Storage Update

Per agreement, the HGRD will provide the HOA with air-conditioned 300 sq. ft. storage containers. Permitting has just been issued. Completion should be by April.

b. Audit Update

Data has been submitted to the auditor. The process will last through February. When the audit is received, the Finance Committee will review it and submit it to the Board.

c. Repairs - Rejuvenator

The rejuvenator will be used for repairs to Sounion Lane (the first street on the left out of the clubhouse).

Old Business:

a. There was no old business.

New Business:

a. Review of November Delinquency Report

The total amount of our delinquencies as of November 20, 2025, is \$21,925.41 – this figure includes \$3,000 in fines assessed to lots 576 (\$1,000), 143 (\$1,000), and lot 1023 (\$1,000). There are 2 attorney cases. Our accountant has sent 1 pre-lien notice (certified letter), 1 late notice and 18 reminder letters.

b. Update from Attorney on Delinquencies

Robert Schleed / 2660 Valparaiso Blvd. – The Bank has started foreclosure. The bank filed their Notice of Voluntary Dismissal of the foreclosure action on November 12, 2025. We are closing our file.

David & Katherine Zelinski / 20854 Wheelock Dr. – Our office placed the lien on the property on November 21, 2024. Our office sent the foreclosure authorization to the Association on January 10, 2025. The property is listed for sale. The Bank has started foreclosure. Our office filed the Answer and Affirmative defenses to the Bank's complaint. The bank should be dismissing their foreclosure case soon. We will monitor the foreclosure action to make sure the bank dismisses its case. Our office disbursed the funds to the Association on November 19, 2025.

Note: The house has been sold and has new owners.

Date and Time of November Committee meeting:

The next meeting of the Finance Committee is scheduled for Monday, December 22, 2025, at 1:00 PM in the HOA conference room.

Motion to Adjourn:

There being no more business to discuss, a motion to adjourn was made by Bill Dawes, seconded by Sherri Long, and approved unanimously. The meeting adjourned at 1:18 PM.

Respectfully submitted by William Beadle, Secretary.