

Heritage Springs Community Association
Board Meeting Minutes
January 23, 2023 3:30 pm

1. Call to Order: Kathy Williamson called the meeting to order at 3:30 pm
2. Pledge of Allegiance – Led by Kathy Williamson
3. Proof of Notice and Quorum: Noticed posted on January 20, 2023
 - Present: Attendees: Kathy Williamson, Ken Rubin, Dann Stavro, Cindy Thompson, Ed Raether, Mike Jablon, Steve Novak
 - Derek Intinarelli – General Manager, Zita Tuomey – Assistant General Manager, Ron Kelly – Chief of Safety & Security
4. Approval of January 11, 2023, Board Workshop Meeting Minutes:
Motion made by Kathy Williamson to approve meeting minutes of January 11, 2023, Board Workshop Meeting. Motion seconded by Dann Stavro. Motion approved 7-0
5. President's Report:
Updates on improvements going on in the Clubhouse.
6. Treasurer's Report:
 - Cash
 - \$570,000 in Money Market at .7%. Favorable Align with cash on hand.
 - CDs
 - Our CDs are coming to maturity over the next few months. Our CD's strategy is to invest in short term.
 - EM financials
 - Working with Greenacres to change procedures. Should expect them earlier than the usual timeframe. This would provide December financials at next month's workshop. January Financials at the February's Board Meeting. Moving forward monthly financials should be available for review next month.
7. General Manager's Report:
 - Chef Brendan is leaving. HSCA will get targeted support from Brendan through the transition.
 - Project to improve our operating systems – meeting with software companies later this week.
 - 2023 Committee sign-up sheets available at the Concierge Desk
 - Capital Expense Project
 - Front lobby completed today
 - Exterior repairs start today

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- Final bids received on asphalt project. There is a targeted list of Villages. The project should start in early may
- HSCA Regional Challenge is coming up.

8. Member Comments on Agenda Items: No member comments on agenda items

9. Motion to approve the CAP for the Lobby Furniture:

A motion was made by Mike Jablon to approve the Facilities project/CAP (FAC#16 Lobby Furniture Version 82022 V8) to replace the Lobby Furniture. Dann Stavro seconded the motion. Motion approved 7-0

10. Motion to approve the Golf Cart registration/renewal fee:

A motion was made by Ken Rubin to implement a golf cart registration fee for all golf carts that currently fall outside our existing trail fee golf cart registration program. The initial registration fee will be \$25.00, with an annual renewal fee of \$10. These proposed fees apply to the fiscal year 2023, and future fees will be subject to an annual budget review. The motion is seconded by Cindy Thompson. Motion approved 7-0

11. Member Comments: members made comments

12. Board Closing Comments: board members made final comments

13. Adjournment: Motion by Kathy Williams to adjourn. The motion was seconded by Dann Stavro. Motion approved 7-0.

Meeting Adjourned: 4:43 pm.

They were 39 members in attendance.

Respectfully submitted,
Cynthia Thompson