



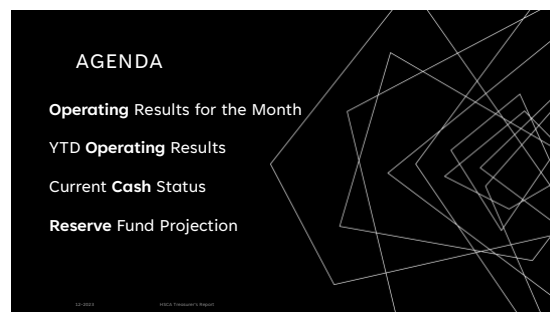
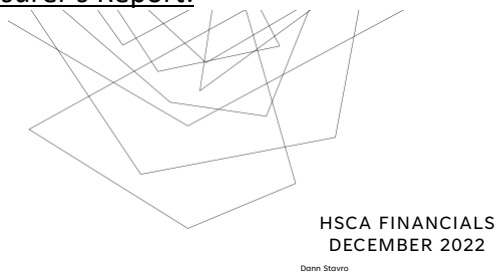
Heritage Springs Community Association
Board Meeting Minutes
February 8, 2023 1:30 pm

1. Call to Order: Kathy Williamson called the meeting to order at 1:35 pm
2. Pledge of Allegiance – Led by Kathy Williamson
3. Proof of Notice and Quorum: Noticed posted on February 6, 2023
 - Present: Attendees: Kathy Williamson, Ken Rubin, Dann Stavro, Cindy Thompson, Ed Raether, Mike Jablon- on phone, Steve Novak
 - Derek Intinarelli – General Manager, Zita Tuomey – Assistant General Manager, Ron Kelly – Chief of Safety & Security

5. President's Report:

- Definition discussion of a Board Meeting vs a Board Workshop
- How is the agenda created by the Board
- Annual Meeting – 3 positions open, 3 people ran and filled the position. Annual Meeting February 21,
- Operational Board Meeting to follow Annual Meeting – Selection of Officers

6. Treasurer's Report:





Heritage Springs Community Association Board Meeting Minutes February 8, 2023 1:30 pm

DECEMBER'S OPERATING RESULTS

Dept	Month Budget	Month Actual	Month Variance	YTD Budget	YTD Actual	YTD Variance
HOA	76,300	14,500	-61,800	916,000	943,000	27,000
F&B	-23,600	-2,600	21,000	-283,000	-311,000	-28,000
Golf	2,700	22,500	19,800	32,000	119,000	87,000
Total	55,400	34,500	-20,900	665,000	751,000	86,000

12/20/23

HSCA Treasurer's Report

ANALYSIS

Dept	Comments	Month Variance	Comments	YTD Variance
HOA	Insurance, Access Control expenses	-61,800	Repairs and maintenance expenses were under budget	27,000
F&B	Holiday parties brought in extra income	21,000	Income up over \$100k but food exp up 100k, wages and Grp Health exp higher than budget	-28,000
Golf	Staff vacancies = less payroll related expenses	19,800	Income down and staff vacancies means less payroll	87,000
Total		-20,900		86,000

12/20/23

HSCA Treasurer's Report

CASH STATUS AS OF 2/02/2023 (AMOUNTS ROUNDED)

	Amount	Notes
Operating Accounts	\$987,000	\$400,000 in CD (3.4%) \$300,000 in money market
Reserve Accounts	\$1,865,000	\$822,000 in CDs (2.7 to 4.3%) \$735,000 in money market \$\$ for future projects plus \$500,000 for insurance deductible

12/20/23

HSCA Treasurer's Report

RESERVE FUND PROJECTION (AMOUNTS ROUNDED)

	Amount	Notes
Reserve Fund Balance	\$1,865,000	At 02/02/23
2023 Projected Expenditures	\$-1,090,000	Golf carts, Road Repaving, Sip Roof,...
2023 Projected Income	\$800,000	HOA fees, Capital Contribution fees,...
Projected Balance at 12/31/2023	\$1,596,000	

12/20/23

HSCA Treasurer's Report

7. General Manager's Report:

• GM REPORT:

- We have recently filled two open positions in our Food & Beverage Department, and nobody is happier than Paul! HSCA would like to welcome Events & Activities Coordinator-Sandy Isenhardt, joining us from Miramar Beach Embassy Suites by Hilton and Sous Chef-Jon Smith joining us from Seven Springs in Trinity! If you see them around, please welcome them to Heritage Springs. In addition, our very own Culinary Department team member, Desmond "Dez" Asare, has been promoted in the kitchen as well. While Dez is very quiet, his leadership mentality, hard work and skills have earned him this promotion.
- Just a quick update on our current HSCA "Software Operating System" project on which we've been working. So far, we have received one quote for an updated and/or new operating system, a second quote should arrive later this week and the third quote thereafter. We attended, several Board Members and myself, the PGA Show in Orlando two weeks ago and had system demo's and presentations while there. We also did Q&A's with the company's as well.

• CAPITAL EXPENSE PROJECTS UPDATE:



Heritage Springs Community Association

Board Meeting Minutes

February 8, 2023 1:30 pm

- Garden Lakes Boulevard “Pasco County & US Water” Lift Station upgrade. This project is scheduled to be completed in early March and is a half-million-dollar project that has been ongoing since the start of the year.
 - The Golf Course 18th Hole Bridge, behind the Clubhouse is scheduled to have new decking installed in the next 10-14 days and as soon as all supplies are delivered. We are hopeful to complete this in several days and we will be doing one-half of the bridge at a time to still allow carts and foot traffic through.
 - Clubhouse exterior repairs on siding, trim & windows are scheduled February 13 Through 16, 2023!
 - Clubhouse exterior painting project is scheduled February 27-March 3.
 - Lastly on Projects, the 2023 asphalt repaving and paver entryways project is scheduled for late April or early May. The Villages included in this project are; Lakeside, Spring Crest, Cypress Loop, Scenic View and Cyprus Bend. As soon as the dates are set, we will provide updates.
- UPCOMING EVENTS:
 - Valentine’s Day is Tuesday, February 14th, get your reservations made via the Concierge’s Desk, if you haven’t already!
 - This year’s HSCA “Challenge” is Scheduled Sunday, February 26 Through Sunday, March 5, 2023!

8. Committee Reports

- Facilities Committee Report – Terry Anthony - SIP Cap
- Insurance Committee Report – Lynn Simmons
- Golf Committee Report – Kelly Alter ,

9. Member Comments on Agenda Items

10. Motion to Ratify and Confirmation imposition of Fine and Suspension on Member# 6041

I Dann Stavro, make the motion for the Board to ratify and confirm the imposition of the Board's January 11, 2023, proposed \$250 fine, suspension of Member # 6041 for 120 days from all Association Amenities, and the suspension of Member # 6041 vehicle's bar code for 120 days.

On January 31, 2023, the Heritage Springs Community Association's Disputes and Resolution Committee met to provide a hearing to Member # 6041 on the matter of the proposed Board fines and suspensions.



Heritage Springs Community Association
Board Meeting Minutes
February 8, 2023 1:30 pm

At the hearing, a quorum of the Disputes and Resolution Committee members was present, and Member # 6041 was provided the opportunity to address or respond to the proposed fines and suspensions. In a vote of 6 to 0, the Disputes and Resolution Committee confirmed the January 11, 2023 actions of the Board of Directors.

Accordingly, pursuant to Heritage Springs Community Association Rules and Regulations at Section XVI, A., I hereby move to ratify and confirm the imposition of the Board's January 11, 2023, fines of \$250 for Member # 6041, suspension of Member #6041 for 120 days from all Association Amenities, and the suspension of Member # 6041 vehicle's bar code for 120 days. Ed Raether seconds.

Steve Novak abstains

Motion passes 5 – with 1 abstention

11. Discussion/Review of Homeowners Rental Restrictions

Information and discussion on the proposed rental restriction proxy. Information shared on how SB 630, passed in July 2021 will impact the calculation of the number of allowed rental.

12. Discussion/Review of Retiring Policies

With the re-engineering of Member Rules approved and effective February 1, 2023 the following policies will be retired.

Restructured and Retiring HSCA Policies 02012023			
Action	Policy	Date	New Position
Retire	Age Restrictions	March 28, 2016	Embedded in Various Rules (Fitness Center, Swimming Pool, Vehicles)
Retire	Alligator Control	Tuesday, March 23, 2010	Wildlife Control Rule
Retire	Corkage Policy	November 28, 2011	Move GM Operations
Retire	Estate and Relocation Sales	Monday, October 24, 2016	Administrative Rule
Retire	Fitness Center Active-Duty Military Fee Policy	Monday, January 28, 2013	Fitness Center Rule
Retire	Fitness Center Fee Policy	Monday, October 24, 2016	Fitness Center Rule



Heritage Springs Community Association
Board Meeting Minutes
February 8, 2023 1:30 pm

Retire	Gatehouse Member & Village Vendor hours of Operation	Monday, September 22, 2014	Vendor Hours of Operation Rule
Retire	Golf Course Memorial Trees & Plaques on the Golf Course	May 18,2009	Golf Course Handbook
Retire	Golf Course Violation Reporting	Monday, March 24, 2014	Golf Course Handbook
Retire	Golf Employee Privileges	Monday, January 23, 2017	Employee Handbook
Retire	Golf Fees Prepaid Refund Policy	Sunday, January 1, 2017	Golf Course Handbook
Retire	Golf Preferred Tee Time	September 19,2016	Golf Course Handbook
Retire	Happy Hour Guest Policy	Monday, April 24, 2017	Clubhouse and Pavilion Rule
Retire	Happy Hour Not Open to Public	Sunday, September 18, 2016	Clubhouse and Pavilion Rule
Retire	Lobby Advertising Poster Boards	Monday, January 28, 2013	Clubhouse and Pavilion Rule
Retire	Park Area Reservation & Sports Court Play Area	Monday, January 26, 2015	Clubhouse and Pavilion Rule
Retire	Person Conduct Policy	Monday, June 26, 2017	Personal Conduct Rule
Retire	Photo Gallery	Monday, September 26, 2011	GM Operations
Retire	Plaques/Sign on Golf Course and Common Areas	October 28,2013	Golf Handbook and General Section

Action	Policy	Date	New Position
Retire	Refund for Prepaid Events	Monday, November 27, 2017	GM Operations
Retire	Reservation and Room Use Policy	Monday, June 25, 2012	Clubhouse and Pavilion Rule



Heritage Springs Community Association
Board Meeting Minutes
February 8, 2023 1:30 pm

Retire	Room Temperature Settings Clubhouse	Thursday, May 23, 2013	GM Operations
Retire	Smoking Policy	Monday, May 23, 2016	Clubhouse and Pavilion Rule
Retire	Social/Civic Clubs	Monday, June 25, 2012	Clubhouse and Pavilion Rule
Retire	Swimming Pool and Spa	Monday, October 23, 2017	Swimming Pool and Spa Rule
Retire	Trivia and Name that Tune Tickets	Monday, April 23, 2018	GM Operations
Retire	Tree Removal Permits	Monday, November 24, 2014	ARC Manual

13. Member Comments on Non-Agenda Items

14. Board Closing Comments: board members made final comments
Final comments from Steve Novak at his last meeting..

15. Adjournment: Motion by Kathy Williams to adjourn. The motion was seconded by Steve Novak. Motion approved 6-0.

Meeting Adjourned: 3:43pm.

They were 45 members in attendance.

Respectfully submitted,
Cynthia Thompson, Secretary