HERITAGE SPRINGS COMMUNITY ASSOCIATION, INC.
Board of Directors Meeting, PAC
Monday, February 27th, 2023 3:30 pm

Call to Order – Kathy Williamson called the meeting to order at 3:31 PM.

Pledge of Allegiance – Led by Kathy Williamson.

Proof of Notice and Quorum - Notice posted on February 24, 2023. There was a quorum of directors.

Present – Kelly Alter, Mike Jablon, Ed Raether, Ken Rubin, Dann Stavro, and Kathy Williamson

Absent – Cindy Thompson

In Attendance –Derek Intinarelli – General Manager, Zita Tuomey – Assistant General Manager, Ailyn Millares-Controller, Ron Kelly – Chief of Safety & Security, Jason Finger – Director of Facilities Maintenance

Approval of Meeting Minutes - Kathy Williamson made a motion to approve the January 23, 2023, Board Meeting Minutes; the February 6th, 2023 Executive Board Meeting Minutes; and the February 8th, 2023 Board Meeting Minutes. Ken Rubin seconded the motion. Motion carried 6 - 0.

President's Report - Kathy Williamson updated members about the board orientation that took place on Thursday and Friday of last week, which included a legal review with the attorney. The board will have a new way of hosting Workshops going forward, in the Magnolia Room, no motions will be made, only discussion at this meeting. The 2023 board liaisons: ARC committee: Ken Rubin; Disputes & Resolutions: Cindy Thompson; Facilities & IT: Mike Jablon (lead) & Ed Raether; Finance: Dann Stavro (lead) Ed Raether; Golf & Tennis: Kelly Alter; Insurance: Kathy Williamson; Lifestyle & Events: Kelly Alter; Roads & Common Grounds: Dann Stavro; Village Reps: Kathy Williamson. Will be a discussion on creating a Policy Committee soon.

General Manager's Report – 18th hole bridge project is in its final stages. Thanks to Roger/ Rick and their team for a job well done. The 2023 HSCA Challenge is underway, good luck to all participants. The HSCA team is researching sustainability and green initiatives to utilize solar energy options. Currently, we have 15 different software systems, they're all outdated and inefficient. We've reached out to three companies: Jonas, NorthStar, and Club Essential to obtain more information and proposal.

Capital Projects: "Pasco County and US Water" lift station upgrade project is scheduled to be completed in March. The Clubhouse exterior painting project started today and is scheduled through Friday, March 3rd. The 2023 asphalt repaving and paver entryway project is scheduled for late April or early May. The Clubhouse refrigeration, ice machine, and freezer systems capital improvement project is tentatively scheduled for July 2023.

Member Comments on Agenda Items – Members made comments.

Motion to approve the three SIP roofs and the installation of gutters along the pool upper deck – Mike Jablon made a motion to approve the allocation of Association monies to undertake the construction of three SIP roofs and the installation of gutters along the pool deck per the submitted architectural drawing and sketches. This project combines three capital projects FAC-03, FAC-04, and FAC-05 with the original estimated cost of $37,000. The revised amount of monies to be approved is $52,300, which includes the three SIP roofs: $47,800; Four ceiling fans: $1,500 & Contingency funds of $3,000. Kathy Williamson seconded. Motion carried 6-0.

Motion to approve replacing the stamped concrete with pavers at the entrance/exits of the Guardhouse, Clubhouse, and both Twin Lakes Village entrances – Dann Stavro made a motion to approve the allocation of $115,000 to replace the stamped concrete with pavers at the following entrance/exits – Guardhouse, Clubhouse, and both Twin Lakes Village entrances. The total funds forecasted for this project is: $152,400 and includes: 2022 RCG-6 Capital Project approved carryover funds of $70,000 & 2023 RCG-4 Capital Project budgeted funds of $82,400. All monies are to be allocated from the Association's Capital Reserve Funds. Mike Jablon seconded. Motion carried 6-0.

Member Comments on Non-Agenda Items – Members made comments.

Board Member Comments – Board members made comments.

Adjournment – Kathy Williamson made a motion to adjourn at 4:23 PM. Ed Raether seconded. Motion carried 6 – 0.

50 members were present.

Respectfully Submitted,

Zita Tuomey, LCAM
Asst. General Manager