

Heritage Springs Community Association, Inc.
Board of Directors Meeting Minutes
Wednesday, March 27, 2024
1:00 pm

1. Call to Order: at 1:00 pm by President Cynthia Thompson.
2. Pledge of Allegiance: Cynthia Thompson led the Pledge of Allegiance.
3. Proof of Notice and Quorum: The meeting was posted on March 25, 2024.
 - a. In Attendance: Cynthia Thompson, Kelly Alter, Katherine Williamson, Dann Stavro, Michael Scieszka, Christine Dixler, and Anthony Dinallo
 - b. In Attendance: Zita Tuomey – HOA Manager; Ron Kelly – Assistant General Manager; Ailyn Millares – Controller
4. Approval of February 14, 2024, Board Meeting Minutes & March 13, 2024, Board Meeting Minutes: Cynthia Thompson made a motion to approve the Board Meeting Minutes of February 14, 2024, and March 13, 2024. Katherine Williamson seconded the motion. Vote: 7 -0 Motion Passed.
5. President's Report: The LYNC Fashion Show had a great turnout on March 26, 2024. She thanked the members who volunteered to support the Republican Primary voting day. House Bill 1203 – approved by the Senate & House, should take effect as of 7-1-24. Three candidates have been identified to fill the GM role. Interviewing is the next step in the process.
6. Treasurer's Report:

FEBRUARY'S NET RESULTS							
Dept	For the Month			Year To Date			
	Budget	Actual	Variance	Budget	Actual	Variance	
HOA	103,600	123,300	19,700	195,500	241,700	46,200	
F&B	-21,700	-23,100	-1,400	-45,700	-45,300	-1,600	
Golf	9,600	27,300	17,700	17,900	34,800	16,900	
Total	91,500	127,500	36,000	167,700	229,200	61,500	

DEPT ANALYSIS (COMPARING ACTUAL TO BUDGET)				
DEPT	Comments	Month Variance	Comments	YTD Variance
HOA	Wages \$14k, Lawn Sec \$7.6, Legal \$4.8, Repairs \$4.1k Cap Cont & Int \$8k	19,700	Wage Exp \$34k, Repairs \$14k, Consult Svcs \$8k, Legal Exp \$9.2 Ins \$4k, Trash \$2k, Tel \$2k	46,200
F&B	Wages \$5k Rev purchases \$2.8k, Supplies/cleaning \$2.8k, Repairs \$1.6k	-1,400	Wages 13k, Food \$9k Bev purch, Supplies, Repairs, cleaning \$13k	-1,600
GOLF	Wages \$8k, Fert \$7k, Golf rev \$5.7k, Equip \$2.1k Pro Shop Sales \$6.7k	17,700	Wages \$13k, Fert \$4.8k, Pro Shop Purch \$8k Pro Shop Sales \$12.7k	16,900

CASH STATUS AS OF 03/22/2024 (AMOUNTS ROUNDED)		
	Amount	Notes
Operating Accounts	\$1,066,000	\$380,000 earning avg of 5.33%
Reserve Accounts	\$1,523,000	\$5 for future projects plus \$500,000 to cover any insurance deductibles \$1,276,000 earning 5.16%+

MEMBERS WITH OUTSTANDING BALANCES		
Status	#	Amount
Members w/Balances > 0	639	\$ 160,000
Members w/Balances < 30 Days Old	612	\$ 135,400
Members w/Balances > 30 Days Old	16	\$ 10,500
Members w/Balances > 60 Days Old	7	\$ 8,300
Members w/Balances > 90 Days Old	3	\$ 3,000
Members w/Balances > 120 Days Old	1	\$ 2,800

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7. Committee Reports: Terry Anthony gave the Facilities Committee report. Lynne Simmons gave the Insurance Committee report. Frank Smith gave the ARC Committee report.
8. Member Comments on Agenda Items: Members commented and suggested agenda items.
9. Motion to approve CAP for the Golf Top Dresser: Kelly Alter made a motion to approve the amended Golf CAP 2401 dated 2/14/24 & 3/19/24 for the additional amount of \$212.66 with Beard Equipment Company. Motion seconded by Christine Dixler. Motion passed 7-0.
10. Motion to approve CAP for the 2024 Road Paving Project: Dann Stavro made a motion to approve the allocation of Reserve Funds to Mill and then Overlay with asphalt, compacted to 1.5", all the streets within the following communities: Winding Willow Village, Lake Forest Estates, Deer Run Village, and Fountain View Estates. The recommended vendor is Suncoast Paving. Their bid was \$330,883.86. A contingency of \$2,397.14 brings the total requested funding to \$333,281. All monies are to be allocated from the Association's Capital Reserve funds. Motion seconded by Michael Scieszka. Motion passed 7-0.
11. Motion to approve CAP for the Re-Grassing of 4th Fairway: Kelly Alter made a motion to replace the contaminated grass on Hole #4. The cost for the project is \$24,750.00, including the 10% contingency. Motion seconded by Michael Scieszka. Motion passed 7-0.
12. Motion to approve transfer of \$150,000 Operating to Reserve Account: Dann Stavro made a motion to transfer \$150,000 from our Operating account to our Reserve account. Motion seconded by Katherine Williamson. Motion passed 7-0.
13. Motion to approve 2024 Committee Members:

ARC Committee: Michael Scieszka made a motion to appoint the following individuals to the 2024 ARC Committee: Frank Smith, Barry Allaire, Cliff Balzer, Cynthia Ward, Dan Rooney, Jan Pereira, and Kathy Frontz. Christine Dixler seconded the motion. The motion passed 7-0.

Disputes & Resolutions Committee: Christine Dixler made a motion to appoint the following HSCA members to the 2024 Disputes and Resolutions Committee: Monica Wixtead, Karen Brown, Michael Spicker, Tony DeCesare, Charlie Roslonowski, Polly Girardi, and Adrienne Dill. Dann Stavro seconded the motion. Motion passed 7-0.

Facilities Committee: Anthony Dinallo made a motion to approve the following members to the 2024 Facilities Committee: Tom Grunewald, Michael Koprowicz, John

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Lutzo, Joanne Connole, Mike Spicker, Terry Anthony, and Don Bowen. Katherine Williamson seconded the motion. Motion passed 7-0.

Finance Committee: Dann Stavro made a motion to approve Lois Adams, Mario Bassani, Rick Connole, Diane DeHart, Bob Johnstone, and Larry Youtz to the Finance Committee for 2024. Kelly Alter seconded the motion. Motion passed 7-0.

Golf & Tennis Committee: Kelly Alter made a motion to approve the following members to the 2024 Golf & Tennis Committee: Nadine Bielich, Kay Pedersen, Ken Horn, Michael Koprowicz, Mario Bassani, Beth Spicker, Gordon Grant, Tom Butler (Tennis), Tony De Cesare (Tennis), Vinny Riccobono (Tennis), and Ed Youmans (Tennis). Katherine Williamson seconded the motion. Motion passed 7-0.

Insurance Committee: Katherine Williamson made a motion to approve the following members of the 2024 Insurance Committee: Lynne Simmons, Rick Connole, Alan Dixler, and Tom Butler. Dann Stavro seconded the motion. Motion passed 7-0.

Lifestyle & Events Committee: Anthony Dinallo made a motion to approve the following members to the 2024 Lifestyle and Events Committee: Jan Adams, Lois Adams, Abbey Tolman, Sharlene Billstrand, Anna Marie Zoghby, Mike Ravens, and Cheri Smith. Katherine Williamson seconded the motion. Motion passed 7-0.

Roads & Common Areas Committee: Dann Stavro made a motion to approve Ray Burke, Tony DeCesare, Micky Dinora, Chuck Harste, Gary Rider, and Steve Wormington to the 2024 Roads & Common Areas Committee. Kelly Alter seconded the motion. Motion passed 7-0.

Rule & Policy Committee: Christine Dixler made a motion to approve Terry Anthony, Robert Johnstone, Ken McEwan, Karen Brown, William ("Randy") Ungureit, Adrienne Dill, and Dan Rooney to the 2024 Rules & Policy Committee. Kelly Alter seconded the motion. Motion passed 7-0.

Water Management Ad-Hoc Committee: Kathy Williamson made a motion to approve Alan Dixler, Julie Chapman, and Debra Lieven for the 2024 Water Management Ad-Hoc Committee. Kelly Alter seconded the motion. The motion passed 7-0.

14. Member Comments on Non-Agenda Items: There were no comments.
15. Board Closing Comments: Christine Dixler, Michael Scieszka, Dann Stavro, and Kelly Alter made comments.
16. Adjournment: Cynthia Thompson made a motion to adjourn the meeting, and Christine Dixler seconded the motion. The vote was 7-0, and the motion passed.

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The meeting adjourned at 1:50 p.m.

38 Members were in attendance.

Respectfully submitted,

Anthony Dinallo
Secretary