

Heritage Springs Community Association, Inc.
Board of Directors Meeting Minutes
Thursday, November 21, 2024
2:00 pm PAC

1. Call to Order: at 2:02 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 and mailed to all members on November 6, 2024.
 - a. In Attendance: Cynthia Thompson, Kelly Alter, Katherine Williamson, Anthony Dinallo, Michael Scieszka, Dann Stavro and Christine Dixler.
 - b. In Attendance: Jody Clor – General Manager; Ron Kelly – Assistant General Manager; Zita Tuomey – HOA Manager; Ailyn Millares – Controller
4. Motion to approve a Resolution to Adopt Electronic Voting: Christine Dixler made a motion that the Board, in accordance with Florida Statute 720.317 and the Association Bylaws, approve the Resolution, incorporated herein by reference, for Adoption of Electronic Voting for use in HSCA elections and other member votes. Motion seconded by Kelly Alter. Motion passes 7-0.
5. Member Comments on Non-Agenda Items: A member made comments and suggestions.
6. Board Closing Comments: No comments were made.
7. Adjournment: Cynthia Thompson made a motion to adjourn the meeting, and Katherine Williamson seconded the motion. The vote was 7-0, and the motion passed. The meeting adjourned at 2:08 p.m. 118 members were in attendance.

Respectfully submitted,
Anthony Dinallo
Secretary

Heritage Springs Community Association, Inc.
Board of Directors Meeting Minutes
Thursday, November 21, 2024
2:15 pm PAC

1. Call to Order: at 2:08 pm by President Cynthia Thompson.
2. Pledge of Allegiance: No Pledge of Allegiance since it was done at the 2pm meeting.
3. Proof of Notice and Quorum: The meeting was posted on November 15, 2024.
 - a. In Attendance: Cynthia Thompson, Kelly Alter, Katherine Williamson, Anthony Dinallo, Michael Scieszka, Dann Stavro and Christine Dixler.
 - b. In Attendance: Jody Clor – General Manager; Ron Kelly – Assistant General Manager; Zita Tuomey – HOA Manager; Ailyn Millares – Controller
4. President's Report: Cynthia Thompson gave a report. There will be no Board meeting in December. We may still have a workshop. She thanked all involved in creating the 2025 budget.
5. Treasurer's Report:

Operational Account Results

	For the Month			YTD		
	Budget	Actual	Variance	Budget	Actual	Variance
Income	622,100	555,800	-66,300	6,150,600	5,888,400	-262,200
Expense	-597,800	-607,600	-9,800	-6,158,300	-5,877,300	281,000
Net	24,300	-47,500	-76,100	-7,700	11,100	18,800

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2024 Reserve Budget & Actuals

	BUDGET	PROJECTED	VARIANCE
12/31/2024 Reserve Balance			
1/1/2024 Beg Balance	1,355,522	1,355,522	
October YTD Income (Actual)	Actual	681,632	
October YTD Expenses (Actual)	Actual	-637,145	
Remaining Member Contributions, New Member Contributions, & Interest	Projected	158,221	
Kitchen HVAC, Pool heaters, etc. Limit Spending in effect	Projected	-181,161	
Budgeted vs Projected Year End Balance	971,587	1,377,068	405,481

YTD RESERVE EXPENSES BY DEPARTMENT

HOA	F&B	GOLF	TOTAL
544,911	0	92,234	637,145

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ANALYSIS (Comparing Actual to Budget)

	Comments	Month Variance	Comments	YTD Variance
INC	HOA tix sls, Interest, Wrking Cap Cont -18k, F&B -21k, Golf -29k MILTON's Impact!!	-66,300	HOA rev -9k, F&B rev -154k, Golf Rev-84k Working Cap Cont -16k	-262,200
EXP	Wages -3k, Lease-4k F&B purch -8k, Pro Shop purch -6k Ins 8k, Repairs and Ground Maint 33k	-9,800	Wages -239k, F&B purch & supplies -13k, Legal -35k, Elec -30k, Office supplies -10k Insurance +69k	281,000
NET		-76,100		18,800

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**Cash Status as of 11/14/2024
(Amounts rounded)**

	Amount	Notes
Operating Accounts	\$363,000	\$242,000 earning avg of 5.25%
Reserve Accounts	\$1,635,000	Funds for future projects plus \$500,000 for insurance deductibles \$1,205,000 earning 5%+

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6. General Manager's Report: Jody Clor provided updates for the following departments: Golf, Food & Beverage, Finance, Operations, IT and HOA.
7. Committee Reports: Frank Smith gave the Architectural Control and Review Committee report.
8. Member Comments on Agenda Items: Several members made comments and suggestions.

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9. Motion to Levy Emergency Special Assessment for Hurricane damage repair and replacement (Pump house, Bunkers, and Clubhouse repairs) in the estimated amount of \$869,050 or \$650/Household: Dann Stavro made a motion that the Heritage Springs Community Association Board of Directors approves a Special Emergency Assessment, pursuant to Section 720.316, totaling \$869,050. The Special Emergency Assessment per unit is \$650. Motion seconded by Kelly Alter. Motion passes 7-0.
10. Motion to transfer the Spectrum Contract from HSSMG to HSCA: Cynthia Thompson made a motion for the Heritage Springs Community Association to assume the Spectrum Bulk Service Contract currently held by Heritage Springs Self-Maintained Group Inc. This motion aims to streamline management and enhance community services related to Spectrum's offerings for members. Motion seconded by Dann Stavro. Motion passes 6-1 For the Motion: Cynthia Thompson, Anthony Dinallo, Dann Stavro, Katherine Williamson, Michael Scieszka, Christine Dixler Opposed: Kelly Alter
11. Motion to approve the 2025 HSCA Budget as presented on November 13, 2024: Dann Stavro made a motion that the Heritage Springs Community Association Board of Directors approve the 2025 Budget for \$8,522,126. Motion seconded by Katherine Williamson. Motion passes 7-0.
12. Motion to approve the Memorial Bag Drop for the Pro Shop: Kelly Alter made a motion for the Heritage Springs Community Association Board of Directors to approve donated bag drop stand with a Memorial plaque commemorating Mr. Evens, which will be placed near the pro shop. Motion seconded by Dann Stavro. Motion passes 6-1 For the Motion: Cynthia Thompson, Anthony Dinallo, Dann Stavro, Katherine Williamson, Kelly Alter, Christine Dixler Opposed: Michael Scieszka
13. Member Comments on Non-Agenda Items: No comments were made.
14. Board Closing Comments: Several Board members made comments.
15. Adjournment: Kelly Alter made a motion to adjourn the meeting. Michael Scieszka seconded the motion. The vote was 7-0, and the motion passed. The meeting adjourned at 3:47 p.m. 118 members were in attendance.

Respectfully submitted,
Anthony Dinallo
Secretary