

Heritage Springs Community Association, Inc.
Board of Directors Meeting Minutes
Wednesday, December 11, 2024
1:00 pm PAC

1. Call to Order: at 1:02 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 on December 9, 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; Ailyn Millares – Controller
4. Approval of Board Meeting Minutes 11-21-24 2:00 pm and 11-21-24 2:15 pm: Cynthia Thompson made a motion to approve the Board Meeting Minutes. Christine Dixler seconded the motion. Vote: 7-0 Motion Passes.
5. President's Report: Cynthia Thompson gave a report. She stressed that communication between Board and Members is very much appreciated. She stated that a high priority for Jody in his first several months was to improve food and beverage. All indications are that food and beverage has improved. Cynthia briefly discussed our financial situation. Lastly, she reviewed clubhouse hurricane insurance status and the process steps that is being followed.
6. Treasurer's Report:

**Operational Account
Preliminary Results**

	For the Month			YTD		
	Budget	Actual	Variance	Budget	Actual	Variance
Income	541,400	559,100	17,700	5,992,200	5,765,800	-226,400
Expense	-517,700	-542,500	-24,800	5,976,100	5,738,200	237,900
Net	23,700	16,600	-7,100	16,100	27,600	11,500

Preliminary ANALYSIS (Comparing Actual to Budget)

	Comments	Month Variance	Comments	YTD Variance
INC	Wrkg Cap Cont -4k, F&B 2k, Golf 19k	17,700	HOA rev -18k, F&B rev -150k, Golf Rev -63k Working Cap Cont -20k	-226,400
EXP	Wage expense 15k, Insurance 9k	24,800	Wages -223k, Legal -40k, Utilities -30k, Entertainment Exp -20k Insurance 78k,	237,900
NET		-7,100		11,500

**Cash Status as of 12/06/2024
(Amounts rounded)**

	Amount	Notes
Operating Accounts	\$247,000	
Reserve Accounts	\$1,641,000	Funds for future projects plus \$500,000 for insurance deductibles \$1,213,000 earning 4.9%

Treasurer's Notes

Use Auto Debit (ACH) to conveniently pay your monthly fees and member account charges

Credit card users – Take advantage of our member account option [REVOPAY] and use your credit card to make one credit card payment each month for all your member charges!!!!

NEW online PAY NOW feature on the HSCA website!!!!

7. General Manager's Report: Jody Clor provided updates for the following departments: Food & Beverage, Golf, Finance, and Operations.

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8. Committee Reports: No reports were given.
9. Member Comments on Agenda Items: Several members made comments and suggestions.
10. Motion – Golf Handbook Update: Motion has been tabled until further revisions are made.
11. Motion – Approve Selected Contractor for Storm Damage: Cynthia Thompson made a motion for the Heritage Springs Community Association Board of Directors to choose a general contractor from either Cotton Global Disaster Solutions or Serene Construction. Motion seconded by Dann Stavro. Cotton Global Disaster Solutions was the contractor selected by a vote of 4-1-2: Anthony Dinallo, Dann Stavro, Katherine Williamson, Michael Scieszka voted for Cotton Global Disaster Solutions. Cynthia Thompson voted for Serene Construction. Christine Dixler and Kelly Alter voted to table the motion.
12. Motion – CAP – Pump Station Pump Repairs: Kelly Alter made a motion for the Heritage Springs Community Association Board of Directors to approve the funding of \$62,865.92 to purchase and service of the pump station components. Motion seconded by Dann Stavro. Motion passes 7-0.
13. Motion – CAP – Pool Beam Repairs: Anthony Dinallo made a motion for the Heritage Springs Community Association Board of Directors to approve the funding of \$151,800.00 for purchase and installation of a pool coping beam. Motion seconded by Kelly Alter. Motion passes 7-0.
14. Motion – CAP – Geothermal Pool Pump: Anthony Dinallo made a motion for the Heritage Springs Community Association Board of Directors to approve the funding of \$65,542.70 for the purchase and installation of four geothermal pool heaters. Motion seconded by Kelly Alter. Motion passes 7-0.
15. Member Comments on Non-Agenda Items: Several members made comments and suggestions.
16. Board Closing Comments: Several Board members made comments.
17. Adjournment: Katherine Williamson 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 3:00 p.m. 36 members were in attendance.

Respectfully submitted,
Anthony Dinallo
Secretary