

Heritage Springs Community Association, Inc.
Board of Directors Meeting Minutes
Wednesday, November 18, 2025
1:00 pm PAC

1. Call to Order: at 1:01 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 November 14, 2025.
 - a. In Attendance: Cynthia Thompson, Kelly Alter, Anthony Dinallo, Dan Rooney, Michael Scieszka, Dann Stavro, and Christine Dixler.
 - b. In Attendance: Jody Clor – General Manager; Ailyn Millares – Controller; Marti Provenzano – Assistant HOA/Member Relations Manager; Shawn McCormick – Assistant General Manager; Joe Davis – General Services Manager; Roger VanEtten – Director of Golf.
4. Motion to Approve Board Meeting Minutes 10-27-25: Cynthia Thompson made a motion to approve the Board Meeting Minutes. Kelly Alter seconded the motion. Motion Passes 7-0.
5. President's Report: Cynthia Thompson gave the report on the following topic:
 - a. She thanked everyone for their flexibility in moving the Board meeting to 11/18/25.
6. General Manager's Report: Jody Clor provided updates on the following topics: Accounting, Human Resources, HOA/Member Relations/Concierge, Food & Beverage, Golf and IT/Facilities.
7. Committee Reports: Tom Grunewald shared an update from the Membership, Marketing and Communications Committee. Mike Spicker shared an update from the Facilities Committee.
8. Member Comments on Agenda Items: No member comments.
9. Motion to approve New Members for Marketing, Membership, and Communications Committee: Cynthia Thompson made a motion for the Heritage Springs Community Association Board of Directors to approve the appointment of two new members (Rene Landsman and Steve Johnson) to the Marketing, Membership, and Communications Committee. Motion seconded by Michael Scieszka. Motion passes 7-0.
10. Motion to approve New Members to the Rule and Policy Committee: Christine Dixler made a motion for the Heritage Springs Community Association Board of Directors to approve the addition of a new member (Ken Rubin) to the Rule and Policy Committee. Motion seconded by Kelly Alter. Motion passes 7-0.
11. Motion to approve New Members to the Ad-Hoc One-HS Committee: Dan Rooney made a motion for the Heritage Springs Community Association Board of Directors to approve the addition of a new member (Karen Fullam) to the Ad-Hoc One-HS Committee. Motion seconded by Christine Dixler. Motion passes 7-0.
12. Budget Presentation: Dann Stavro presented the HSCA 2026 Budget. The following key areas were represented:

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- a. Budget Development and Impacts
- b. Operating Budget
- c. Reserve Budget
- d. Budget Summary
- e. Hurricane Summary

12b. Motion to continue the practice of collecting non-member revenue: Christine Dixler made a motion for the Heritage Springs Community Association Board of Directors to approve continuing the practice of collecting non-member revenue, knowing that doing so will result in the Association being subject to Ad Valorem taxes on the Club House and Golf course amenity properties beginning for the tax year 2026, and that the Tax assessor's office will be so advised. Motion seconded by Dann Stavro. Motion passes 7-0.

13. Motion to approve Annual Assessment (Monthly HOA Fee): Christine Dixler made a motion for the Heritage Springs Community Association Board of Directors to approve the Annual Assessment (Monthly HOA Fee) in accordance with the Master Declarations of Covenants, Conditions, and Restrictions for Heritage Springs, Article IV, Section 5, at the rate of \$346.00 per month per lot, for the calendar year 2026. Motion seconded by Michael Scieszka. Motion passes 7-0.
14. Motion to approve 5% increase to Working Capital Contribution: Christine Dixler made a motion for the Heritage Springs Community Association Board of Directors to approve a 5% increase to the Working Capital Contribution, as permitted under the Adopted Amendment to the Master Declarations of Covenants, Conditions and Restrictions for Heritage Springs, ARTICLE IV, Section 15, which would increase the working capital contribution due by New Owners of any lot to \$2431.01 for the year 2026. Motion seconded by Dann Stavro. Motion passes 7-0.
15. Motion to approve 2026 Budget: Dann Stavro made a motion for the Heritage Springs Community Association Board of Directors to approve the HSCA 2026 Budget for \$9,449,767. Motion seconded by Dan Rooney. Motion passes 7-0.
16. Member Comments on Non-Agenda Items: Several members made comments and suggestions.
17. Other Business: Roger VanEtten, Director of Golf, shared that he is retiring on March 31, 2026.
18. Board Closing Comments: Several Board members made comments.
19. Adjournment: Cynthia Thompson made a motion to adjourn the meeting. Christine Dixler seconded the motion. The vote was 7-0, and the motion passed. The meeting adjourned at 3:05 p.m. 117 members were in attendance.

Respectfully submitted,
Anthony Dinallo
Secretary