

Heritage Springs Community Association, Inc.
Board of Directors Meeting Minutes
Wednesday, March 26, 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 March 24, 2025.
 - a. In Attendance: Cynthia Thompson, Kelly Alter, Ed Raether, Anthony Dinallo, Michael Scieszka, Dann Stavro, and Christine Dixler.
 - b. In Attendance: Jody Clor – General Manager; Ron Kelly – General Services Manager; Ailyn Millares – Controller; Marti Provenzano – Member Relations Director; Shawn McCormick – Assistant General Manager
4. Approval of Board Meeting Minutes 3-4-25 1:00 pm: Cynthia Thompson made a motion to approve the Board Meeting Minutes. Kelly Alter seconded the motion. Vote: 7-0 Motion Passes
5. President's Report: Cynthia Thompson gave a report. Topics included the strategic plan and Committee membership.
6. Treasurer's Report:

Operational Account Results
(Excludes Bunker Insurance Funds & Emergency Assessment Funds)

	For February			YTD		
	Budget	Actual	Variance	Budget	Actual	Variance
Income	737,200	801,600	64,400	1,468,100	1,505,800	37,700
Expense	-606,800	-579,500	-27,300	-1,240,600	-1,141,800	98,800
Net	33,900	222,100	111,000	227,500	364,000	136,500

ANALYSIS (Comparing Actual to Budget)

	Comments	Monthly Variance	Comments	YTD Variance
INC	Bus Int Claim 43k, Spectrum 30k, Late fees/fines, Interest 11k Tix Sls 6k, WCC 9k, F&B Sls 5k	64,400	Bus Int Claim 43k, Spectrum 30k Tix Sls 9k Working Cap 5k F&B Sales 16k	37,700
EXP	Wages -41k, Spec Evnts -6k, Rep/Maint 9k, F&B purch 4k, Golf Leases, Equip, and Fert 22k Grounds 10k	27,300	Wages -75k, F&B purch -20k, Spec Evnts -7k, Golf Leases, Equip, and Fert 5k, Utilities 11k	98,800
NET		91,700		136,500

Reserve Cash Note

Following items transferred to Reserves in March

- 1st payment of Emergency Assessment \$334,500
- Received insurance payment toward Bunkers \$764,000
- 2024 year end Operating overage \$39,600

Cash Status as of 03/20/2025 (Amounts rounded)

	Amount	Notes
Operating	\$1,048,000	\$330,000 earning 5%
Reserve	\$3,002,000 \$700,000 \$2,302,000 \$0	<- Total Reserves <- Set aside for insurance deductibles <- For Asset & Hurricane Replacement <- Set aside for Aspirational Projects \$2,756,000 earning avg 4.73%

7. General Manager's Report: Jody Clor provided updates for the following topics:
 - a. Storm Repair Updates – golf course and clubhouse.
 - b. Operational Updates – food options will be available while restaurant kitchen is closed. Also covered was the status of the green sheet program.

Heritage Springs Community Association, Inc.
Board of Directors Meeting Minutes
Wednesday, March 26, 2025
1:00 pm PAC

8. Committee Reports: No reports were shared.
9. Member Comments on Agenda Items: Several members made comments and suggestions.
10. Motion to Approve Flooring CAP – PAC/MAG/F&B/Dance Floor: Anthony Dinallo made a motion for the Board to approve the Floors (PAC, Lobby, Pro Shop, Restroom) CAP dated March 18, 2025. The total cost of this project is \$35,899.12. Motion seconded by Michael Scieszka. Motion passes 7-0.
11. Motion to Approve Flooring CAP – Admin/Controller/Pro Shop: Anthony Dinallo made a motion for the Board to approve the Floors (HSCA Admin, Controller and Pro Shop) CAP dated March 18, 2025. The total cost of this project is \$18,613.54. Motion seconded by Michael Scieszka. Motion passes 7-0.
12. Motion to Approve Pool Repair Change Orders: Anthony Dinallo made a motion for the Heritage Springs Community Association Board of Directors to approve the contract modification of \$125,000 to properly repair our Pool and Spa areas. Motion seconded by Kelly Alter. Motion passes 7-0.
13. Motion to Approve Architectural Manual and ACC Form Updates: This Motion was tabled due to the fact that not enough time was provided for Member review.
14. Motion to Approve 2025 Committee Members:

Rules & Policies Committee: Christine Dixler made a motion to approve Terry Anthony, Robert Johnstone, Karen Brown, William (“Randy”) Unguerit, Frank Smith, Donna Dziedic and John Lutzo to the 2025 Rules & Policies Committee. Motion seconded by Michael Scieszka. Motion passes 7-0.

Disputes & Resolutions Committee: Christine Dixler made a motion to approve Karen Brown, Michael Spicker, Tony DeCesare, Janice Adams, Dan Rooney, Frank Smith and Rebecca Dempsey to the 2025 Disputes & Resolutions Committee. Motion seconded by Kelly Alter. Motion passes 7-0.

Marketing, Membership & Communications Committee: Edward Raether made a motion to approve Tom Grunewald and Peter Ripa to the 2025 Marketing, Membership & Communications Committee. Motion is seconded by Michael Scieszka. Motion passes 7-0.

Architectural Review & Control Committee: Michael Scieszka made a motion to approve Barry Allaire, Rebecca Dempsey, Judy Durdan, Kathy Lepore, Janice Pereira,

Heritage Springs Community Association, Inc.
Board of Directors Meeting Minutes
Wednesday, March 26, 2025
1:00 pm PAC

Dan Rooney and Cynthia Ward to the 2025 Architectural Review & Control Committee. Motion seconded by Anthony Dinallo. Motion passes 7-0.

Roads & Common Areas Committee: Cynthia Thompson made a motion to dissolve approve. The motion is seconded by Anthony Dinallo. Motion passes 7-0.

Facilities Committee: Anthony Dinallo made a motion to approve Michael Spicker, Ray Adiletta, Gene Melchior, Michael Koprowicz and Ron Maloney to the 2025 Facilities Committee. The motion is seconded by Dann Stavro. Motion passes 7-0.

Lifestyle & House Committee: Anthony Dinallo made a motion to approve Cheri Smith, Janice Adams, Kathy Borky, Sharlene Billstrand, Nancy Buscaglia, Jean Smith and Susan Boilard to the 2025 Lifestyle & House Committee. Motion is seconded by Kelly Alter. Motion passes 7-0.

Recruiting & Nomination Committee: Kelly Alter made a motion to approve Tess Cutter, Kathy Lepore, Peter Ripa, Jack Wineman and Monica Wixstead to the Recruiting & Nomination Committee. The motion is seconded by Dann Stavro. Motion passes 7-0.

Golf & Tennis Committee: Kelly Alter made a motion to approve Steve DeHart, Doug Dewaters, Bev Hall, Ken Horn, Jack Hurley, Ron Maloney and Ken Rosen to the Golf & Tennis Committee. Motion is seconded by Anthony Dinallo. Motion passes 7-0.

Finance Committee: Dann Stavro made a motion to approve Wayne Barry, Mario Bassani, Alan Dixler, Mike Jablon, Bob Johnstone and Rick Scherger to the 2025 Finance Committee. Motion is seconded by Anthony Dinallo. Motion passes 7-0.

Insurance Committee: Dann Stavro made a motion to approve Tom Butler, Rick Connole, Alan Dixler, John Guerin, Rick Scherger and Lynne Simmons to the 2025 Insurance Committee. The motion is seconded by Anthony Dinallo. 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: Edward Raether made a motion to adjourn the meeting. Kelly Alter seconded the motion. The vote was 7-0, and the motion passed. The meeting adjourned at 2:50 p.m. 50 members were in attendance.

Respectfully submitted,
Anthony Dinallo
Secretary