

Heritage Springs Community Association, Inc.
Board of Directors Meeting Minutes
Wednesday, May 28, 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 April 21, 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 4-23-25 1:00 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 shared Strategic Plan Pillars, the Tactics supporting the Governance Operational Pillar and Next Steps.
6. Treasurer's Report:

Operating Account Results
(Excludes Insurance Funds & Emergency Assessment Funds)

	For April			YTD		
	Budget	Actual	Variance	Budget	Actual	Variance
Income	771,000	700,000	-71,000	3,004,000	2,908,000	-96,000
Expense	633,000	570,000	-63,000	2,497,000	2,316,000	-181,000
Net	138,000	130,000	-8,000	508,000	592,000	85,000

ANALYSIS (Comparing Actual to Budget)

	Monthly Comments	Monthly Variance	YTD Comments	YTD Variance
I N C	Working Cap Cont, Estoppel, Interest 13k Tix Sls 9k, F&B Sls 75k, Golf 4k	71,000	Interest, WCC, Fines 28k, Tix Sls 21k F&B Sales 94k	-96,000
E X P	Wages -27k, F&B purch -23k, Spec Evnts -8k, Lawn -7k, Golf Fert 10k, Irrigation/gate repairs 7k	63,000	Wages -127k, Rep & Maint -16k, F&B purch -43k, Spec Evnts -17k, Golf Leases and Fert 19k,	181,000
	NET	-8,000		85,000

Cash Status as of 05/22/2025
(Amounts rounded)

	Amount	Notes
Operating	\$1,037,000	\$37,000 earning average of 4.85%
Reserves	\$2,622,000	\$1,975,000 earning average of 4.3%

Unplanned Reserve Expenses

Expense	Amount	Notes
PAC Air Conditioning	\$70,000	Replacement was scheduled for 2030
Pool shell, stairs, voids, lighting, grounding wire	\$42,000	Issues uncovered during recent pool renovations. In process
Plumbing/electrical repairs to open loop system for Pool	\$108,600	Pond contaminants shortened life of our existing system.
Total Known Required Expenditures	\$220,600	

Hurricane Expenses / Income

Expenses	Amount	Income	Amount
Bunkers	962,516	Insurance	1,167,610
Clubhouse Repairs	655,318	Special Assessment	869,050
Business Income Loss	63,835	Total Income	\$ 2,036,660
Operational Expenses to date	51,288	Difference = Surplus	
Ice Machines	21,526	Hurricane Income	\$ 193,058
Business Income Loss Phase 2	20,000		
Salary & Wages during/after	19,118	Options:	
Fencing (Holes 5, 17, RV lot and Road)	55,000	A – Leave funds in Reserves	
TOTAL \$	1,843,602	B – Cancel June 1 Assessment billing of \$200,550 reducing assessment to \$500	

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7. General Manager's Report: Jody Clor provided updates for the following topics: Finance, IT, HOA, Golf, General Services & Facilities, Food & Beverage and Human Resources.
8. Committee Reports: Alan Dixler shared an update from the Finance Committee. Cheri Smith shared an update from the Lifestyle & House Committee. Mike Spicker shared an update from the Facilities Committee. Christine Dixler shared an update from the Rule and Policy Committee for the Chairperson, Bob Johnstone.
9. Member Comments on Agenda Items: Several members made comments or suggestions.
10. Motion to Assume Common Area Deed – Wedgwood Village: This Motion was tabled.
11. Motion to Resolve Surplus Funds – Special Assessment: Dann Stavro made a motion for the Heritage Springs Community Association Board of Directors to reduce the special assessment passed on November 21, 2024 from \$650 to \$500. Motion seconded by Michael Scieszka. Motion passes 4-3. Directors for the Motion were: Anthony Dinallo, Christine Dixler, Kelly Alter and Michael Scieszka. Directors opposed were Cynthia Thompson, Dann Stavro and Ed Raether.
12. Motion to Approve CAP – Kitchen Shed Roof: Anthony Dinallo made a motion for the Heritage Springs Community Association Board of Directors to approve the funds of \$13,200.00 to replace the Kitchen Shed Roof. Motion seconded by Dann Stavro. Motion passes 7-0.
13. Motion to Approve CAP – Golf Course Fence/Hillsborough Line: Kelly Alter made a motion for the Heritage Springs Community Association Board of Directors to approve the purchase and repair of the Fence on Hole #5 for \$13,475.25. Motion seconded by Christine Dixler. Motion passes 7-0.
14. Motion to Approve Request for Contract Modification – Geothermal Pool Heaters: Anthony Dinallo made a motion for the Board to approve the additional funds of \$108,603.39 CAP for Geothermal Pool Heaters contract modification dated May 23, 2025. Motion seconded by Kelly Alter. Motion passes 6-1. Motion was opposed by Christine Dixler.
15. Member Comments on Non-Agenda Items: Several members made comments and suggestions.
16. Board Closing Comments: One Board member made comments.

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17. Adjournment: Cynthia Thompson 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 2:54 p.m. 68 members were in attendance.

Respectfully submitted,
Anthony Dinallo
Secretary