

Heritage Springs Community Association, Inc.
Board of Directors Meeting Minutes
Wednesday, September 24, 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 September 22, 2025.
 - a. In Attendance: Cynthia Thompson, Kelly Alter, Anthony Dinallo, Dan Rooney, Dann Stavro, and Christine Dixler. Absent: Michael Scieszka.
 - b. In Attendance: Jody Clor – General Manager; Ailyn Millares – Controller; Marti Provenzano – Assistant HOA/Member Relations Manager; Shawn McCormick – Assistant General Manager.
4. Motion to Approve Board Meeting Minutes 9-3-25: Cynthia Thompson made a motion to approve the Board Meeting Minutes. Dan Rooney seconded the motion. Vote: 6-0 Motion Passes
5. Motion to Approve Executive Board Meeting Minutes 9-17-25: Cynthia Thompson made a motion to approve the Board Meeting Minutes. Christine Dixler seconded the motion. Vote: 6-0 Motion Passes
6. President's Report: Cynthia Thompson gave the report on the following topics:
 - a. Capital Contribution initiative.
 - b. Board is tabling the initiative for 2-to-3-year Board terms.
7. Treasurer's Report:

Operating Account Results (Excludes Insurance, Spectrum, & Emergency Assessment Funds)						
	August			YTD		
	Budget	Actual	Variance	Budget	Actual	Variance
Income	644,000	656,000	12,000	5,642,000	5,618,000	-24,000
Expense	687,000	645,000	-42,000	5,643,000	5,580,000	-63,000
Net	-43,000	11,000	54,000	-1,000	38,000	39,000

Operating ANALYSIS (Comparing Actual to Budget)				
	Monthly Comments	August's Variance	YTD Comments	YTD Variance
I	F&B Sales 18k		Cap Cont and Interest 38k	
N	Tix sales, Fitness, & Estoppel 4k,	12,000	F&B Sales 51k, Tix 20k	-82,000
C	Golf -9k		Golf Sales 41k, RV 4k	
E	Wages -28k, Golf Fert -16k,		Wages -28k, Equip leases & Purch 47k, Utilities 28k, Ins 7k,	
X	Pro shop purchases - 8k	-42,000	Dr Range & Sand 11k, Cr card fees 13k, Comp Supp 5k	-121,000
P	F&B Purch 13k		Golf repairs 9k, GOLF Maint 10k	
	NET	54,000		39,000

Cash Status as of 09/18/2025 (Amounts rounded)		
	Amount	Notes
Operating	\$780,000	\$342,000 earning avg 4.7%
Reserves	\$2,417,000	\$1,900,000 earning avg 4.3%

2026 Operating Budget Timeline	
September	Departments develop draft budgets ✓
Sept/Oct	Reviews w/Controller, GM, Treasurer, FinComm, Board
October	Budget revisions based on review sessions
November	Present 2026 Budget to the members
November	Board votes on the budget
December	Budget mailed out to the members

Hurricane Financials	
Known Expenses to date	\$ 1,798,850.04
Estimated Remaining Expenses**	\$ 35,000.00
Insurance Money Received	\$ 1,184,820.33
Special Assessment Received	\$ 668,500.00
Estimated Insurance money coming	\$ -
Net	\$ 538.71

**Estimated Expenses

- Ice Machines
- Fencing/landscaping repair by Hole 17 and RV Lot

Final Hurricane report will be issued after all claims resolved

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8. General Manager's Report: Jody Clor provided updates on the following topics: Accounting, Human Resources, HOA, Food & Beverage, Golf and IT/Facilities.
9. Committee Reports: Tom Grunewald shared an update from the Membership, Marketing and Communications Committee. Karen Brown shared an update from the Disputes & Resolution Committee. Alan Dixler shared an update from the Finance Committee. Mike Spicker shared an update from the Facilities Committee. Christine Dixler, representing the chairperson, Bob Johnstone, shared an update from the Rule and Policy Committee.
10. Member Comments on Agenda Items: Several members made comments or suggestions.
11. Motion to approve Charter for ONE-HS Ad-hoc Committee: Dan Rooney made a motion for the Heritage Springs Community Association Board of Directors to approve the Charter for the ONE-HS Ad-hoc Committee. Motion seconded by Christine Dixler. Motion passes 6-0.
12. Motion to approve appointment of members to Consolidated Trash Services Ad-hoc Committee: Dan Rooney made a motion for the Heritage Springs Community Association Board of Directors to approve the appointment of members to the Consolidated Trash Services Ad-hoc Committee. Motion seconded by Christine Dixler. Motion passes 6-0.
13. Motion to approve appointment of new member to fill vacancy on Architectural Review and Control Committee: Dan Rooney made a motion for the Heritage Springs Community Association Board of Directors to approve David Lowens to fill current vacancy of the Heritage Springs ARC Committee. Motion seconded by Kelly Alter. Motion passes 6-0.
14. Motion to approve Member Voting Rule: Christine Dixler made a motion for the Heritage Springs Community Association Board of Directors to approve the Member Voting Rule and rescind and remove the 2018 Annual Meeting Voting Policy. Motion seconded by Dann Stavro. Motion passes 6-0.
15. Motion to approve Newsletter and Friday Flyer Member Contributions Rule: Christine Dixler made a motion for the Heritage Springs Community Association Board of Directors to approve this, Rule. Motion seconded by Dan Rooney. Motion passes 6-0.
16. Motion to approve form of Agreement between HSCA and Villages for delegation of ARC responsibilities: Christine Dixler made a motion for the Heritage Springs Community Association Board of Directors to approve an agreement that the HSCA assume responsibility for inspection and enforcement of the Heritage Springs Architectural Review & Control Manual, including the approval of exterior change requests, for any maintained Village that enters into an Agreement with HSCA to delegate such responsibility. Motion seconded by Dan Rooney. Motion passes 6-0.

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17. Motion to approve additional Member of Membership, Marketing and Communications Committee:

Cynthia Thompson made a motion for the Heritage Springs Community Association Board of Directors to approve Nick Mitrano to fill current vacancy of the Heritage Springs Membership, Marketing and Communications Committee. Motion seconded by Dann Stavro. Motion passes 6-0.

18. Member Comments on Non-Agenda Items: Several members made comments and suggestions.

19. Board Closing Comments: Several Board members made comments.

20. Adjournment: Christine Dixler made a motion to adjourn the meeting. Kelly Alter seconded the motion. The vote was 6-0, and the motion passed. The meeting adjourned at 2:13 p.m. 40 members were in attendance.

Respectfully submitted,
Anthony Dinallo
Secretary