

**Heritage Springs Community Association, Inc. Board of Directors
Meeting Minutes Wednesday, May 27, 2026 1:00 PM Magnolia Room**

1. Call to Order: The meeting was called to order at 1:00 PM by President Christine Dixler.

2. Pledge of Allegiance: Christine Dixler led the Pledge of Allegiance.

3. Proof of Notice and Quorum: Proof of notice was posted on Monday, May 25, 2026, and a quorum was established.

a. Board Attendance: Christine Dixler, Kelly Alter, Cynthia Thompson, Rose Greenbaum, Dave Lowens, Bonnie Napoli, and Dan Rooney.

b. Staff Attendance: Jody Clor (General Manager); Shaun McCormick (Assistant General Manager), Joe Davis (General Services Manager); Ailyn Millares (Controller), Marti Provenzano (Asst. HOA Manager and Member Relations Manager); Jose Lopez (Facilities Maintenance Manager), Jason Finger (IT Manager), Brian Richter (Director of Golf)

c. Homeowner Attendance: 64

4. Approval of Board Meeting Minutes: Three various motions for previous minutes were postponed to a future date pending further review and updates.

April 22, 2026 Regular Board Meeting: Christine Dixler moved to approve the minutes as amended per the edited version sent to the board. **Seconded** by Kelly Alter. **Motion passes 7-0.**

April 28, 2026 Regular Board Meeting: Christine Dixler moved to approve the minutes as edited. Dave Lowens and Rose Greenbaum objected to the removal of their specific questions regarding legal retainers and member sanctions. **Seconded** by Kelly Alter. **Motion passes 4-3**, Rose Greenbaum, Bonnie Napoli, and Dave Lowens voting no.

May 13, 2026 Workshop Meeting: Kelly Alter moved to approve the minutes. **Seconded** by Rose Greenbaum. **Motion passes 7-0.**

5 President's Report: Christine Dixler highlighted the transition to "Study Sessions" starting June 3rd to provide a forum for Board discussion and long term planning. She noted positive feedback on the new Friday Flyer and summarized upcoming community events.

6. Treasurer's Report: Cynthia Thompson reported May income of over \$800,000, exceeding budget. Year to date expenses are 2.5M VS 2025 of 2.7M. Legal fees reached \$16,000 through May against a \$9,000 budget driven by consultant fees and records requests. The reserve balance is approximately 2.4M, with plans to re-sequence road and golf projects to flatten future anticipated deficit years,

7. General Manager's Report: Jody Clor reported Food & Beverage and Golf both performed above budget expectations. There have been 29 home sales year-to-date. Management has handled 18 records requests in five months, totaling nearly 80 hours of staff labor. A new "My HOA" portal has already seen 90 submissions.

8. Committee Reports:

Rules and Policy Committee: Ken Rubin reported ongoing work on social media and personal conduct policies, as well as addressing guest and visitor procedures.

Golf Committee: Bev Hall reported golf rounds are up by 600 this year. New scorecards have arrived. A July 4th tournament is being planned. The course has been treated with organic fertilizer.

Disputes and Resolutions Committee: Janice Adams reported the committee held its first hearing resulting in a member sanction.

Finance and Insurance Committee: Cynthia Thompson reported the committee has established "Subject Matter Experts" (SMEs) to review specific details IE. monthly financial and capital projects.

Facilities Committee: Mike Scieszka reported the facilities committee recommended the board accept the Red Tree landscaping bid and the monument restoration CAP.

ARC Committee: Janice Pereira reported 35 Exterior Change Requests were reviewed across two meetings, approving 32. Key discussions involved invasive species and fruit trees.

Nominating and Recruiting: Diane Valentine reported brainstorming sessions for engaging members and the development of an election workbook.

Lifestyle and House: Rose Greenbaum reported their next meeting will be the third Thursday of the month of June 18th.

Marketing and Membership: Bonnie Napoli reported that recommendations for the community website were discussed.

9. Motions:

Motion – Ad Hoc Road Committee Membership: Cynthia Thompson moved to approve herself as liaison and Gary Rider, John Lutzo, Steve Wormington, and Michael Koprowicz as members. **Seconded** by Kelly Alter. **Motion passes 7-0.**

Motion – Finance and Insurance Committee Member: Cynthia Thompson moved to add Dan Stavro to the committee and requested an exemption to a 7 person committee size due to his historical reserve knowledge. **Seconded** by Dan Rooney. **Motion passes 7-0.**

Motion – ONE HS Ad Hoc Committee Member: Dan Rooney moved to add Mike Simpson to the committee. **Seconded** by Rose Greenbaum. **Motion passes 7-0.**

Motion – Irrigation Ad Hoc Committee Members: moved to establish the committee and approve it's charter to explore options for greens, tees, bridges, fairways, and bulkheads. **Seconded** by Dan Rooney. **Motion passes 7-0.**

Motion – Golf Course Refurbishment Ad Hoc Committee Member: Kelly Alter moved to establish the committee and approve it's charter to explore options for greens, tees, bridges, fairways and bulkheads. **Seconded** by Dan Rooney. **Motion passes 7-0.**

Motion – Common Ground Landscaping Contract: Kelly Alter moved to approve a three-year contract with Red Tree Landscape Systems at \$270,700 annually for two years. **Seconded** by Christine Dixler. **Motion passed 7-0**

Motion – Fitness Center HVAC Cap: Kelly Alter moved to approve an emergency replacement for \$43,997.54. **Seconded** by Dan Rooney. **Motion passes 7-0.**

Motion – Tennis Awning Cap: Kelly Alter moved to approve metal awnings from Tampa Bay Awning for \$16,630. **Seconded** by Bonnie Napoli. **Motion passes 7-0.**

Motion – Monument Restoration Cap: Kelly Alter moved to approve Chad Jackson Painting for \$35,723 to repair and paint village monuments. **Seconded** by Christine Dixler. **Motion passes 7-0.**

10. Member Comments on Agenda Items: Several homeowners comments were made regarding the following topics: Replacement of dying trees and shrubs along community boulevards. Concern regarding 3 board members

votes about the recent Board sanction. A reminder was made to use the committee's full name, Finance and Insurance, pavilion maintenance and golf course monuments, making the fitness center a free amenity, costing approximately \$2.51 per household monthly.

11. Board Closing Comments: Bonnie Napoli asked Jodi Clor of the status on the Community Consultant report, Golf soil and gps analysis and Club Benchmarking update. Jody responded all reports are in process. Dave Lowens requested to be part of future Club Benchmarking calls and noted legal expenses remain high and that consultant fees should not be charged to legal. Cynthia Thompson emphasized the need for board members to "connect the dots" between various projects and the reserve study. Kelly Alter discussed the importance of all appropriate committees and community to work together on the upcoming golf refurbishment. Rose Greenbaum recommended the golf consultant fees should be charged to Golf.

12. Adjournment: The meeting was adjourned at 3:13 PM

Respectfully submitted by Rose Greenbaum

Secretary 2026 Board of Directors.

Approved by the Board