

HERITAGE SPRINGS COMMUNITY ASSOCIATION BOARD WORKSHOP MINUTES

Community Name: Heritage Springs **Date:** May 13, 2026 **Time:** 1:00 PM **Location:** Magnolia Room **Type of Meeting:** Board Workshop

Board Members Present: Christine Dixler, Kelly Alter, Cynthia Thompson, Rose Greenbaum, Dave Lowens, Bonnie Napoli Dan Rooney **Management Present:** Jody Clor (General Manager), Joe Davis (General Services Manager), Ailyn Millares (Controller), Marti Provenzano (Member Relations Director)

Call to Order: The Board Workshop was called to order at 10:03 PM by Christine Dixler, Board President.

Discussion Items:

- **Common Grounds Landscape Proposals:** The Board reviewed six contracts, focusing on bids from Yellowstone and Red Tree. Red Tree proposed a savings of approximately \$2,000 per month over Yellowstone and also agreed to freeze prices for two years. Discussion included options for a second palm tree cut, mulch removal, and seasonal color enhancements utilizing the \$15,000 from landscape reserve budget.
- **Monuments Refresh:** Joe Davis presented a plan to repair and repaint the community monuments rather than replace them. The project, estimated at \$35,000, will be handled by Chad Jackson and will utilize a color scheme matching the clubhouse.
- **Tennis Awning Structures:** The Board discussed replacing the current canvas tennis awnings with standing seam metal roofs. While canvas replacement costs \$8,200 every 3-5 years, a metal structure costs \$16,000 but offers a significantly longer lifespan and visual cohesion with the pavilion.
- **Ad Hoc Road Committee:** Cindy Thompson announced that the recently approved ad hoc committee will assign four members to evaluate the sequencing of road paving and pavers. The committee aims to optimize the reserve spend leading up to 2028.
- **Golf Course Renovation Ad Hoc Charter:** Kelly Alter presented the charter for an advisory committee to support the Board and management on golf course matters. The focus is on extending the life of the greens and fairways through planning and vendor consultation.

- **Community Consultants:** Jody Clor introduced a proposal from Strategic Club Solutions to conduct a \$6,000 operational assessment, focusing on board governance, and assist with conflict resolution. Rose Greenbaum expressed concerns regarding not being informed prior to the signing of the contract and there was a comment by Dave Lowens regarding the lack of a specific budget line item for consultants but were informed that the expense would be charged to the legal budget line item.
- **Friday Flyer and Communications:** Management presented a refreshed, condensed version of the Friday Flyer. The publication frequency will change to bi-weekly to increase impact and reduce repetitiveness.
- **Security and Trespassing:** The Board discussed community concerns regarding motorized bikes and trespassing. An ad hoc committee will be formed under Facilities to address security, signage, and the potential for a roaming patrol.
- **Reserve Study Analysis:** Anthony Denalo presented a "what-if" scenario tool to model the reserve fund through 2031. The tool allows the Board to adjust project timing and contributions to navigate the anticipated financial deficit in 2028. Significant discussion occurred regarding the accuracy of Club Benchmarks' estimates, particularly the potential exclusion of installation costs.

Motions / Actions Taken: No formal motions or actions were taken during this workshop session.

Adjournment: The Workshop was adjourned at 3:05 PM.

Respectfully Submitted: Rose Greenbaum 2026 Board secretary