

**Heritage Springs Community Association, Inc.
Board of Directors Workshop Meeting Minutes
Wednesday July 8, 2026 12:55 PM Magnolia Room**

1. Call to Order: The meeting was called to order at 12:55 p.m. by President Christine Dixler.

2. Proof of Notice and Quorum: Proof of notice was posted 48 hours prior, and a quorum was established.

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

b. Staff Attendance: Jody Clor – General Manager; Joe Davis- General Service Manager; Jason Finger- IT Manager; Marty Provenzano- Asst. HOA and Member Relations Manager; Ailyn Millares- Controller; Jose Lopez- Facilities Maintenance Manager; Shaun McCormick- Asst. General Manager.

3. Status Updates and Operations:

- **Geothermal Systems:** Joe Davis reported the pool is currently functioning. Labor-intensive daily monitoring is being performed. Geothermal Innovations has completed an initial assessment and an independent engineering firm is scheduled for an on-site evaluation.
- **Jonas HOA Modules:** The "green sheet" module is fully operational. The violation module is expected to be ready for testing by late next week; the Architectural Review Committee request module remains in development. These modules are included in the annual Jonas subscription.
- **Spectrum Master Contract:** Starting January 1, 2027, the association will bill all 1,337 homes under a single master contract. The fee is \$60 per month, which may offer broader services than some current individual village contracts.
- **Clubhouse Mobile App:** The "Clubhouse Online" mobile app is scheduled for launch on Monday, July 13, allowing members to book dining and golf reservations.

4. Committee and Policy Reviews:

- **Budget Preparation Process:** Cynthia Thompson outlined the 2027 budget calendar, emphasizing a **zero-based budgeting model**. A member vote will take place in November,.
- **Rule and Policy Committee Charter:** Updates includes a new requirement for all committees to post approved meeting minutes to the association website.

- **Assignment of Rights (Tenants):** The Board reviewed updates to the tenant delegation form, including a proposal to increase the screening fees. The Board will research fees at neighboring communities before voting takes place.
- **Pets Rule:** A new comprehensive pet policy was introduced, incorporating Pasco County ordinances. The policy clarifies that **Service Animals** are permitted in association facilities, while **Emotional Support Animals** are not.
- **Village Rep Charter:** The charter was updated to clarify that the Village Representatives function as an advisory liaison group between the villages and the Board.

5. Consensus and Directed Actions:

- **Golf Refund Policy:** The 2016 refund policy was rescinded in February 2023. The Board directed staff to present an updated golf manual in August to address the refund policy.
- **Mailbox Numbers:** Dan Rooney presented a proposal to replace gold numbers with black numbers on the front of mailboxes. The Board requested further research into the association's legal authority to mandate changes to private property given the five-year statute of limitations.
- **Committee Appointment:** The Board discussed a recommendation for a new member of the Rule and Policy Committee. Due to concerns raised regarding social media conduct, the President requested supporting facts be provided for review before the July 22nd vote.
- **Golf Irrigation:** The Board reviewed a capital expenditure request (183k) for updated irrigation on the greens to improve water and chemical efficiency.
- **Member Survey:** A communication will be sent regarding an upcoming survey on **working capital contributions** and consolidated trash services.

6. Adjournment: Christine Dixler adjourned the meeting at 2:54PM.

Respectfully submitted: _____ Rose Greenbaum, Secretary 2026
Board of Directors

Approved by the Board: