



AGENDA - RECREATION DISTRICT REGULAR BOARD MEETING

March 4, 2024, at 9:00 a.m. in Card Room C

Zoom Details: <https://us02web.zoom.us/j/9687107160> Meeting ID: 968 710 7160 – Passcode: HgrdMeet1

| BOARD MEMBERS | PRESENT | OTHERS | PRESENT |
|--------------------------------|---------|----------------------------|---------|
| Chair Howard Young | | GM J.B. Belknap | |
| Vice-Chair Peter Overs | | Controller Lynn Brew | |
| Treasurer Jayne Schwarz | | District Counsel Tom Hart | |
| Secretary Bill Kulkoski | | Assistant GM Karon Bennett | |
| Assistant Sec/Treas Karen Mars | | Residents | |

- I. **CALL TO ORDER** – Chair Young
- II. **PLEDGE OF ALLEGIANCE** – Supervisor Kulkoski
- III. **ROLL CALL** – Assistant GM Karon Bennett
- IV. **MINUTES** – 02.05.2024 and 02.19.2024 Board Meetings
- V. **DISTRICT COUNSEL’S REPORT** - Thomas Hart, Esq.
- VI. **GENERAL MANAGER’S REPORT**– GM J.B. Belknap
 - A. Update on Bond Projects
- VII. **COMMITTEE REPORTS & RECOMMENDATIONS**
 - A. Audit Committee – Supervisor Schwarz
 - B. Facilities & Amenities Committee – Elaine Sawyer
 - C. Finance Committee – Dennis Popp
 - D. Golf Committee – Bruce Johnson
 - E. Long-Range Planning Committee - Fred Gignac and Jeff Buxton
 - Results of the 2024 Annual Survey to the Residents
 - F. Problem-Solving Committee – Beth Brucker
 - Storage Discussion
 - G. Resident Events Committee – Gary Attalla
- VIII. **OLD BUSINESS**
 - A. Volunteer Appreciation Plan – Chair Young
 - B. Volunteer Interest Announcement
- IX. **NEW BUSINESS**
 - A. Change the July Board Meeting date from July 15 to Monday, July 22 at 9:30 a.m.
- X. **RESIDENT COMMENTS**
- XI. **UPCOMING MEETINGS**
 - Monday, March 4, 2024 - Resident Events Committee - 1:00 PM - Activities Room A
 - Monday, March 4, 2024 - Golf Committee - 1:00 PM - CR-C/Zoom
 - Thursday, March 7, 2024 - Facilities & Amenities Committee - 1:00 PM - CR-C/Zoom
 - Monday, March 11, 2024 – Finance Committee - 9:00 AM - CR-C/Zoom
 - Monday, March 25, 2024 - Long-Range Planning - 9:00 AM - CR-C/Zoom
- XII. **ADJOURNMENT**

MINUTES - RECREATION DISTRICT REGULAR BOARD MEETING

March 4, 2024, at 9:00 a.m. in Card Room C

| BOARD MEMBERS | PRESENT | OTHERS | PRESENT |
|--------------------------------|---------|----------------------------|---------|
| Chair Howard Young | X | GM J.B. Belknap | X |
| Vice-Chair Peter Overs | X | Controller Lynn Brew | X |
| Treasurer Jayne Schwarz | X | District Counsel Tom Hart | X |
| Secretary Bill Kulkoski | X | Assistant GM Karon Bennett | X |
| Assistant Sec/Treas Karen Mars | Excused | Residents | 36 |

- I. **CALL TO ORDER** – Chair Young opened the meeting at 9:00 AM.
- II. **PLEDGE OF ALLEGIANCE** – Supervisor Kulkoski led the Pledge of Allegiance.
- III. **ROLL CALL** – Assistant GM Karon Bennett took roll call; attendees are listed above.
- IV. **MINUTES** – *Vice-Chair Overs made a motion to approve the minutes from the Regular Board meetings on 02.05.2024 and 02.19.2024. Supervisor Schwarz seconded the motion. **The motion was approved unanimously.***
- V. **GENERAL MANAGER’S REPORT**– GM J.B. Belknap provided an update on Bond Projects as follows:
 - Pickleball:** We are currently under contract but once completed it will be important to look for options for all our courts. As you are aware, Dan Parker moves into retirement within the next month, GM Belknap will be more directly involved with companies such as MorSports.
Accurate Pavers will be on site, this coming Thursday (or possibly Wednesday) to prepare the East end of the new courts for paver installation.. Once the pavers are down, the bleachers will be placed on the new pavers and the East entrance will be unlocked. Then, when the shade structure is assembled, Stultz Construction will come back and have the concrete company remove some of the pavers to put the structure footers in. Following the season, Mor Sports will return and install the lights and re-paint the new courts. They have assessed our four older courts, and we are awaiting their proposal to rehab them. In addition, before Accurate’s arrival, Dan will install electrical to the pad so a fan can be placed in the shade structure.
 - Sports Complex/Bocce:** One of the owners of MorSports has acknowledged the fact that some of the things that were done during the construction of the new courts were not correct. They want to reset the irrigation boxes, re-laser/ level the courts, and add 1 ton of clay to each court. This week will be critical as we get MorSports on-site to tell us exactly what is needed to repair some of the imperfections in the bocce courts. Chair Young suggested that GM Belknap have the owners of MorSports provide a timeline for completion.
 - Pool Deck:** The pool deck was closed Thursday morning so Accurate could replace cracked and broken deck pavers along with placing pavers around the new railing. Dan continues to work with Stultz and the Health Department regarding the engineer’s lighting calculations (lumens) which must be submitted before we can change the pool hours.
 - Window Replacement:** BNT still does not have the permit for the installation of the windows and door. The sales rep, who couldn’t make it last week, has rescheduled for this Thursday to measure and then provide pricing to replace several additional doors and windows.
 - Restaurant Divider:** The drywall company will finish work for the new partition track for the restaurant divider on Monday. The plastic divider will be removed between the lounge and PDR so that we can resume normal operations.
 - Propane Tank for New Generator:** Dan Parker has been aggressively asking Bo’s Electric for our generators what’s taking so long to install the new LP tank now that the permit was issued? Bo’s Electric canceled last week but Dan Parker will stay on top of them starting Monday.
 - NorthStar ACH Debits** - Controller Brew worked with Northstar and Open Edge to resolve the recent ACH debit issue. Unfortunately, Open Edge told us that it would take 5-10 business days to provide refunds to residents who were charged 2 weeks early for their HGRD fees, At that point the end of the month due date for payments would be past. Management advised Open Edgy to leave the payments as is. Controller Brew reached out by email to all 350 owners who were potentially affected. To date, only 2 account holders have come forward with overdraft fees because of the error. Northstar will refund those fees, and Supervisor Schwarz asked for a date of the return in writing. Chair Young requested that all 27 people affected be personally contacted by phone. It has been confirmed that the job causing the early withdrawal of funds is turned off.

- VI. **COMMENTS FROM RESIDENTS REPRESENTING THE BOCCE GROUP** – Chair Young deviated from the agenda to allow the bocce group to express their concerns on the renovation of the Sports Facility. He stated that there are options to investigate concerning the bocce courts. With that, he opened the meeting to all residents wishing to speak on the subject.

Larry Cummings stated his opinions as follows:

1. The bocce bladder restricts the rainfall from passing through. He would like us to have pipes just like tennis courts were done.
2. He feels that the courts are not being maintained and sent pictures to the GM and Board Chairman.
3. The sideboards are not correct, should have been made of vertical-cut cedar.
4. The ball racks are twisted and need to be fixed.
5. Overhead Canvas: This is installed so that it does not block the sun or rain and just creates a line in the har-tru on the court so the ball does not run true.
6. Irrigation on courts 2 and 4 does not work properly.
7. He stated that Stultz should not be doing any more work on the project and that we should hire the best contractor we can and back-charge Stultz Construction for the difference.
8. The golf cart parking next to the shuffleboard courts is too tight. He believed that all the lines on the lot should be blackened out and then restriped with a wider width for carts.
9. The fitness center interior tiles still show spots from leaks or condensation drips. GM Belknap responded by telling Mr. Cummings that an egg crate system had been installed. In the months since Mr. Cummings' request, the maintenance crew has been systematically replacing the ceiling tiles. The key is whether we are still getting condensation. If so, it will need to go back to Gates Construction who did the original work.

Deb Gariepy President of the Bocce Association asked if the employees were given training on maintaining the courts. If the employees don't have the right tools or training, they cannot succeed. GM Belknap confirmed that the employees have been provided with the necessary tools; Dan Parker has gone through Har-Tru training and passed that training to the staff. They are well-versed in how to maintain the courts. Mrs. Gariepy added that in her experience if bocce courts are not leveled, do not add more clay. MorSports will re-laser them and add another ton of sand to each court to properly maintain them.

GM Belknap stated that going forward the Board will need to know what the resident's expectations are for courts and what it's going to cost, this includes the expense for materials, shrinkage of materials, time, effort, and money. Supervisor Kulkoski asked the group what other places do to maintain their courts, while the group was only concerned about the HGRD courts, it was noted that other places have synthetic turf. Discussion took place on the need for repairs on the ends of the courts where the pavers need to be fixed, and dips repaired. Chair Young will walk the courts with Mrs. Gariepy. She stated that they have over 300 paid Bocce Association members, and the courts are used 6 out of 7 days a week for scheduled play. Chair Young responded that while he understands the frustration the group has felt over the past 8 months, the group is a subset of the community. The Board intends that all amenities be treated equally, and he assured the group that we will do the best with what we have to work with, and we will get this fixed. Some duplication here from above.

- VII. **DISTRICT COUNSEL'S REPORT** - Thomas Hart, Esq. apologized for not being able to attend in person.

Bond Arbitrage: Jayne and Tom have been corresponding this past week to set up another meeting with Bond Counsel. Since the last meeting, Mr. Hart asked Bond Counsel for a written opinion from Linda Scott, of LLS Tax Solutions, the preparer of the District's required arbitrage reports regarding yield restrictions. She said either way we have to pay back any interest earned over the yield restriction. % . %. The calculation is a simple arbitrage rebate calculated annually in May. The question for Bond Counsel is does the IRS care how many years projects can take, 3 or 5 years, so long as we repay the arbitrage? As of today, Mr. Hart is waiting to set a meeting this week.

Supervisor Schwarz noted that the arbitrage report is made each May, but any arbitrage payments aren't due to the US Treasury until after year 5 From when??. The yield restriction begins 3 years after the issuance of the 2020 bonds on August 26, 2020, for interest earned over the bond yield of 2.3227. Supervisor Schwarz has asked the US Bank trustee if we set up a rebate account could the District put the excess interest of approximately 40k into the rebate account from the construction and acquisition account? She also asked the trustee to find an investment vehicle that would pay less. He suggested the US Bank money market, but the question to be resolved was if the District was bound by the FL

Qualified public depository listing. The District will have to pay to the US Treasury amounts above the yield restriction (2.3227% + 1/8%) This is a separate calculation from the overall arbitrage calculation and report.

Mr. Hart suggested that the District try to preorder items needed for the Bond Project and expend the bond proceeds in the construction and acquisition fund.

Chair Young suggested within 30-45 days, with the Board's concurrence, that management move ahead with the storage project, the 2 bathrooms at the driving range, and then the ballroom update.

VIII. COMMITTEE REPORTS & RECOMMENDATIONS

Audit Committee and Finance Committee – Supervisor Schwarz stated that the report was given to both committees at the previous meeting.

Facilities & Amenities Committee – No report was given.

Golf Committee – No report was given.

Long-Range Planning Committee - Fred Gignac and Jeff Buxton are happy with the results of the 2024 Annual Survey to the Residents and that it is ready to be shared with the residents. Mr. Buxton added that he would use outputs from the survey to refresh the Master Plan Draft, and then forward it into the Strategic Plan.

Problem-Solving Committee – Beth Brucker led a discussion on:

Maintenance storage options versus the large storage building. The committee will pull together for a meeting on Thursday to discuss this further as well as the bathroom layout in the other building. Quotes for the bathroom and the other office space for clubhouse maintenance areas will be a part of the recommendation to the Finance Committee's Bid Oversight sub-committee. It was requested that Jim Ink attend via Zoom. For the Board to act upon any committee recommendations, the Board agreed to change the Long-Range Planning committee meeting to the afternoon of March 25th and add a Board meeting to the calendar on March 25th at 9:00 AM.

Ballroom Renovation: Discussion took place on the Ballroom renovation and the timeline for its completion.

Driving Range Restroom: We expect Reaves Construction to provide information this week on the viability of incorporating two new restrooms inside the current cart barn at the putting green. Beth Brucker will be laying out the new concept so we are ready for Engineer of Record Jim Ink to modify the LDO for this project. Incorporating new restrooms at the cart barn should be an easy LDO modification of one to two months. Initially, we do not think an architect is necessary and would be able to do the drawings under Mr. Ink's engineer seal.

Resident Events Committee – Gary Attalla stated that since the last report, the Resident Events Committee has sponsored a New Year's Eve party, a Country Night, a Food Truck Festival, and several Ice Cream Trucks on Sunday afternoons. Although the Food Truck Festival was mostly rained out the other events have been well attended. Country night sold out in a few hours, and they added 3 extra tables to allow more residents to attend. Most residents stayed until the end and requested we bring back the Ben Allen Band next year. The Farmers' Market continues to be popular, although a bit slow in February. Planned upcoming events will be an oldies night in March and Ice Cream Trucks in March & May. A second Food Truck Festival is being considered before the end of the season. As an added event they will be holding a summer dance on July 6th. Although they had a loss for the Halloween party both the Country Night and New Year's Eve events were well attended and the budget was favorable.

IX. OLD BUSINESS

Volunteer Appreciation Plan – *Supervisor Kulkoski made a motion to issue restaurant gift cards to all HGRD Board-appointed volunteers with the amount to be determined based on the 2024 budget for the event. Vice-Chair Overs seconded the motion. **The motion was approved unanimously.***

Volunteer Interest Announcement – Karon Bennett will send out the request for committee volunteers.

X. NEW BUSINESS

The Board agreed to change the July Board Meeting date from July 15 to Monday, July 22 at 9:30 a.m.

XI. **RESIDENT COMMENTS** – Kathy Petrillo asked about the door to PDR and its installation date. The drywall company has completed its work for the new partition track. Stultz has not given us an installation date for the new doors yet, but we are expecting them sometime in April.

XII. **UPCOMING MEETINGS**

- Monday, March 4, 2024 - Resident Events Committee - 1:00 PM - Activities Room A
- Monday, March 4, 2024 - Golf Committee - 1:00 PM - CR-C/Zoom
- Thursday, March 7, 2024 - Facilities & Amenities Committee - 1:00 PM - CR-C/Zoom
- Monday, March 11, 2024 – Finance Committee - 9:00 AM - CR-C/Zoom
- Monday, March 25, 2024 - Board of Supervisors - 9:00 AM - CR-C/Zoom
- Monday, March 25, 2024 - Long-Range Planning - 1:00 PM - CR-C/Zoom

XIII. **ADJOURNMENT** took place at 10:46 a.m.

Submitted By:

Karon Bennett 3/25/24
Karon Bennett, Assistant GM Date

Approved By HGRD Board:

Howard Young 3/25/2024
Howard Young, HGRD Board Chair Date