HEATHERSTONE HOMEOWNERS ASSOCIATION

BOARD OF TRUSTEES
Agenda

12-17-2025
6:30pm
Clubhouse

1. CALL TO ORDER/OPENING REMARKS:

- Time: 6:35pm
- Present: McKinzie Baker Steve Musselman, Dean Swartz, Terri Parker, Michelle Trainor, Pam Willman.
- 1 resident in attendance.

2. APPROVAL OF NOVEMBER MINUTES:

- November minutes forgotten; will bring copy to approve next month.

3. PRESIDENT'S REMARKS:

- Dean spoke on the 2026 annual budget with the Board members and one resident in attendance.

4. TREASURER REMARKS:

- Review of November delinquency and financial reports.
    1. Steve addressed with McKinzie about the monthly grounds fee.
    2. Also discussed a miscellaneous fee for letters, coupons, and file storage.
- The Board approved rolling over of the General Electric CD for next year.

5. PROPERTY MANGEMENT REMARKS:

- McKinzie stated no one has contacted Towne Properties regarding raising the HOA fees. If there are any questions, residents can contact her at 513-489-4059, ext. 7721.

- No invoice yet from Geiler Plumbing regarding the leak fix near clubhouse pool entrance.

6. UNFINISHED BUSINESS:

- Annual Budget for 2026:
    a. The Board addressed any outstanding matters related to the 2026 budget.
    b. Reminder: Effective January 1, 2026, the new HOA fee will be $285.00. Residents using online draft payment must update their accounts to reflect new amount.
    c. The HOA website now reflects the new payment address: Heatherstone HOA, PO Box 621717, Orlando FL 32862-1717.

- Pool – Planning for 2026
    a. SwimSafe Contract for 2026:
        1. The SwimSafe contract has been updated to include the pressure washing/acid treatment and complimentary drain cover repairs free of charge.
        2. The revised contract has been signed and returned to SwimSafe for the 2026 season and is valid for three years.

- Clubhouse:
    - Tennis Court/Basketball Repairs by Patchell Handyman Service:
        1. Basketball Court Repairs:
            a. The incorrect basketball backboard has been returned.
            b. The Board is waiting for credit on the incorrect backboard to process; once completed, the correct size will be reordered.
            c. Patchell Handyman Service will complete the basketball court repairs in the spring.
            d. The Board discussed exploring pickleball items for next spring.

    - Discussed HOA Insurance Recommendations.
        1. Exit Signage Requirement:
            a. A resident has volunteered to hang up the new exit signs in the clubhouse.
        2. McKinzie verified that the HOA insurance agent will attend a January meeting to answer any questions residents may have on HOA coverage and home policy coverage.

    - Game Room Updates:
        1. Interest from the GE fund will be used to purchase games for the clubhouse.
        2. The pool table repair technician currently has two more tables in ahead of ours (down from five). Once the pool table is repaired, any remaining funds will be considered for purchasing an arcade game at Best Buy.
        3. A resident has offered to donate an air hockey table, however, due to the weight, the Board will determine how to move it to Clubhouse after pool table repair is completed.

    - Residential Issues:
        1. *Dead Tree Removal on Community Property:*
            a. The tree service company is waiting for parts on a chipper and will proceed once available.
        2. AltaFiber is to place flags around the front entrance and is close to Beginning installation in the community.

7. NEW BUSINESS:

1. Discussed repairs needed:
    a. Addressed repair of the hole near the sidewalk adjacent to the pool entrance and the hole near light by the walkway bridge.
    b. The Board discussed burned-out entrance light near Clough Pike.
        1. Additional lights burned out: outside clubhouse entrance, sidewalk light by pond and an overflow island light.
        2. McKinzie will submit a work order for these issues.
2. Dean proposed ordering a sign to announce the day and time of HOA meeting.

8. COMPLETED BUSINESS:

1. The 2026 budget letter and coupons have been mailed to all residents.
2. The wall-mounted heater for the pump room to prevent freezing has been installed.

9. ADJOURNMENT:

- Time: 7:35pm
- 1st motion – Dean Swartz; 2nd motion – Pam Willman

10. NEXT MEETING: January 21st, 2026