

THE HEIGHTS COMMUNITY ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

AUGUST 5, 2026 @ 7:00PM

Esplanade at The Heights-Venue Lifestyle Room

1.Call Meeting to order

The meeting was called at 7PM by Al Behr and Michael seconded.

2.Proof of Notice & Quorum

Notice of the Board Meeting and Agenda was properly posted in accordance with Florida Statutes Section 720. All 5 Board members were present for Quorum.

3.Approval of Prior Minutes-March 26, 2026

The minutes from the March 26,2026 Board Meeting were presented for approval.

Motion: Al made the motion to approve the minutes and Michael seconded the motion

Result: Passed unanimously

Approval of Prior Minutes-May 14, 2026

The minutes from the May 14th Organizational Board meeting were presented for approval.

Motion: Al made motion to approve the minutes and Michael seconded the motion.

Result: Passed unanimously

4.Board Meeting Housekeeping

Ground rules for conduct were established. These included requests for homeowners to hold questions to the end, use the designated microphone and observe rules of courtesy and respect.

5.Welcome and Introduction

The President, Al Behr introduced each Board Member and Troon staff.

6.CAM and Staffing Update

Gina shared her background and hours for herself and staff. Hayley will now be working Tuesday-Saturday and Jessica is back at the Esplanade Spa and will work Tuesday, Thursday and occasional Saturdays.

7.New Business

- A. *TM Settlement*-Settlement of \$275,000 has been finalized and expect check. \$181,000 will fund projects and \$93K findings from audit
- B. *Board Accomplishments*-2 ACS replaced at Venue and now can open spa, dehumidifier now working at Venue, Mt. Tumalo stairs repairs, Mt Tumalo drainage, Irrigation and landscapes repairs/improvements.
- C. *Vendor/Services Review*-looking at current contracts and adjusting them for savings, getting bids from other vendors for comparison and establishing relationships with current vendors.
- D. *Communication Updates*-Group is looking at frequency of emails and less embedded images with links to images. The Board published its first “Message from the Board” communication which is on the websites.

8.Committee Updates

Al discussed the Infrastructure, landscaping committee, budget and finance committee, and social committee. Every meeting they will have some of the committees speak as needed.

9.Other Business

Electronic Voting was introduced with cost benefits and more member participation. Two vendors are under evaluation, and a special meeting will be held to adopt a resolution in the near future.

Juniper Landscape Lawsuit-The Board disclosed receipt of a legal summons from former landscaper for unpaid September invoice.

10. Motions for Approval

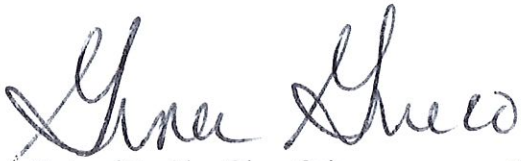
-None

11. Q&A

Board took questions that were submitted prior to meeting, at the meeting and those that sent questions through the Chat on Zoom. Limit to 3 minute per person.

12. Adjourn

Al made a **Motion** to adjourn and Michael seconded the motion. Meeting adjourned at 8:32PM.



Submitted by Gina Grieco

LCAM

Approved: 9/29/26