

GENERAL MANAGER REPORT

Board of Directors Meeting

January 22, 2026

I. SECURITY

- Committee would like to propose additional stop signs around our property
 - Six new signs intended to slow down residents and guests.
 - See memo for location. Total cost would be \$900.00.
- Committee would like to propose additional 2 solar and video control speed checks (speedometer).
 - New Speed Checks would capture violators on camera
 - Cost estimate included with report (\$1,900.00 for each unit)
- Committee would also like to propose a fine for speeding, similar to Sun City.
 - \$50.00 fines at Sun City that includes a picture of the vehicle.

II. FOOD AND BEVERAGE

- We are now offering a few items for lower prices for lunch.
- New buffet prices has doubled our attendance on Sunday's. Menu will be adjusted monthly.
- AC System continues to be problematic. Equipment is old and is scheduled to be replaced during summer of 2026

III. COMMUNICATIONS

- Committee has met and provided great ideas for Lauren.
- Been working on a new APP for HP, allowing residents access to accounts on their phone.
- Have not picked a launch date but will schedule TECH TUESDAY's as well.
- Looking for advertisers for the newsletter, will be reaching out to vendors in the next 30 days.

IV. 30th ANNIVERSARY

- THANK YOU to all those residents who provided pictures from the last 30 years.
- We will be celebrating in each edition of the newsletter.
- Hung some banner signs on the light posts entering the clubhouse, received a good response from realtors and prospective new residents.

V. REAL ESTATE UPDATE

- Sold 54 properties in 2025
- Sold 5 properties in December
- Sold 2 properties thus far in January 2026
- Currently we have 7 properties in Escrow

VI. ELECTION UPDATE

- We have five candidates for the Board of Directors
- Candidate Forum will be held on January 30th, 2026 (live streamed and recorded as well)
- Ballots will be mailed on February 10th, 2026
- Ballots are due back on Friday, March 27th 2026 at 5:00PM
 - Ballot Box will be placed in the Lobby by NLB
 - If you do mail, please understand they need to be received by Friday, March 27th at NLB.
- Annual Meeting on Saturday, March 28th, 2026, at 10:00AM in the Ballroom.

VII. UPCOMING FEEDBACK SESSIONS

- February 12th at 2:00PM with Finance Department
- March 10th at 2:00PM with Pro Shop and Green Maintenance Department
- April 22nd at 2:00PM with the Facility Planning Committee updating the community on summer projects and progress.

VIII. VISION WALL UPDATE

- Redesigning Vision Wall for 2026 projects.



December 19, 2025

To: Heritage Palms Security Committee
From: Joe Furlow, CCM ECM
Re: Stop Signs

This is a memo regarding new stop sign locations inside Heritage Palms.

Background:

Upon arrival, a few areas within Heritage Palms have proven problematic in terms of speed and/or potential accident sites. I want to address all issues now, rather than later.

The installation of the “dots bots” has proven to be successful, pending the adhesive.

Location #1 (1 Stop Sign):

The intersection of South Heritage, Royal Lytham, and Royal Birkdale is problematic. This location has been the site of numerous possible accidents, which I have witnessed myself. Vehicles driving down South Heritage towards the Miles exit are not required to stop, although the intersection has a very deep drainage ditch that slows cars.

However, both Royal Birkdale and Royal Lytham have stop signs, and with cars slowing on South Heritage, drivers on Royal Birkdale and Royal Lytham do not know that South Heritage drivers do not have a stop sign. I am recommending we add one.

I do not suggest we add one on the Miles Entrance, for fear of backing cars up. However, this is a discussion item.

Location #2 (2 Stop Signs):

I would also like to suggest adding a stop sign on the corners of Royal Lytham and Muirfield. Given the length of Royal Dornoch, which becomes Royal Lytham, the speed on this street can be a problem. By placing signs at this intersection, we can slow cars and prevent someone from turning from Muirfield into oncoming traffic.

Location #3 (1 Stop Sign):

I am also suggesting adding a stop sign on Royal Aberdeen/Royal St. George and Medina.

Cars traveling down Royal St. George, another long street, can reach high speeds. Factoring in the golf cart crossing from #3 to #4, it could be problematic.

Location #4 (2 Stop Signs):

The last location is North Heritage Palms Drive and Royal Aberdeen. This intersection, similar to the Miles entrance, is not a four-way stop. We should discuss the traffic in both directions of North Heritage Palms Drive as a possible issue.

Cost:

The cost of a stop sign is \$150.00. We recommend 6 new stop signs at a total cost of \$900.00.

Our maintenance team will install.



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