

**Our History**

**1997-Present**



# A Brief History of Heritage Palms Golf and Country Club

In 1997, US Home Corporation purchased 512 acres, which represented the initial footprint of Heritage Palms. Harper Brothers Construction, a road construction contractor who also did site development, owned the property. Monk Hillmyer was the central figure with US Home, starting their Rutenberg division in SW FL. He was instrumental in earlier residential developments in the 70's and 80's.



Initial construction of the Enclave entrance.

Prior to 1997, the land comprised a farm with few trees and foliage, a 38-acre lake, and some grazing cattle. Melons and vegetables had been raised on the property. In fact, when the golf course was initially developed, wild watermelon were found growing between #14 and #15 Royal, and tomato plants were popping up everywhere. There were still cattle roaming the property when construction first began. They remained for several months until the project required their relocation.

Unfortunately, we had issues with the cattle getting onto the newly planted course turf, as they loved feeding on the new grass. An old cattle trough still remains on #11 Royal, discovered when ground was first broken. There is a date of 4/29/53 inscribed on it.

The 30+ acre lake that is now the center of our community was dug for the development of Colonial Boulevard in the 70's. Originally rectangular, it was reshaped to its current configuration during HP's development.



Greg Kriesch, our current Director of Golf Course Operations, was first hired in February 1998. Reminiscing, Greg states, “It seems like only a short time ago when I was walking the property, marking out doglegs for the construction of the golf courses, planting trees, and sprigging fairways.”

At that time, the construction trailer was US Home's only building; it was located on the corner of Winkler and Six Mile Cypress. Bob Kelly, our current Director of Golf, was hired soon after Greg, in October 1998.

The development of our community then occurred very quickly. Residential units were planned, and sales of Terraces, Verandas, Villas, and Single-Family Homes were in their beginning stages by mid-1998.

Heritage Palms held its “grand opening” on January 10, 1999... before the Clubhouse was even completed (that opened in October 1999)! Sam Snead was here for autographs, and trolley rides took potential buyers on a tour of the grounds. Pre-construction prices began at \$99,900 for a Terrace in Phase 1 at Lakeside Greens. A Dover Villa at Lakemont went for \$173,900, and a Manchester single family home was \$246,900.



The Six Mile Cypress entrance before the Clubhouse was even built

# Early Construction - 1998



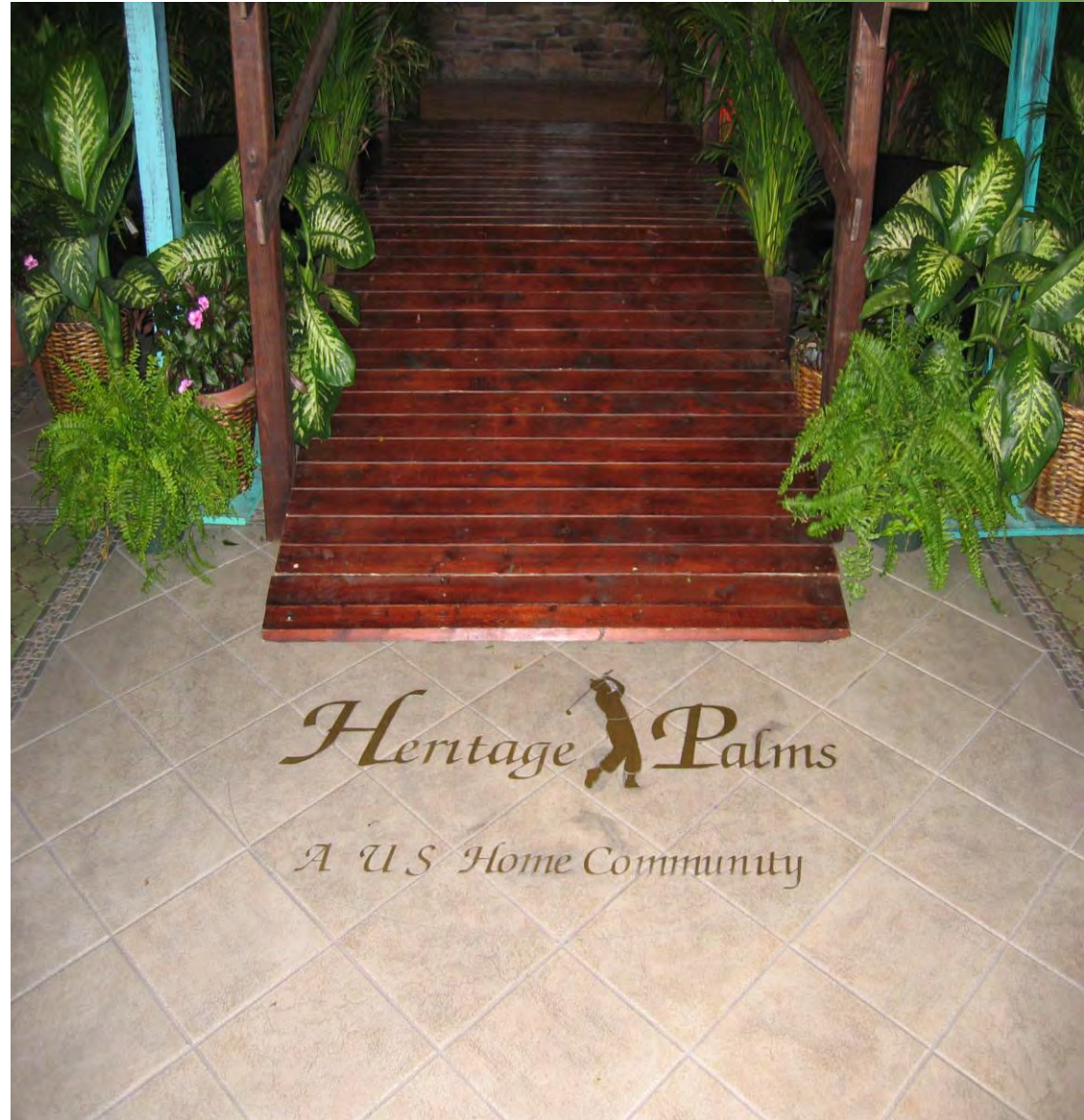
Main entrance signage - March, 1998



Construction of Verandas  
on Queen Palm Lane in  
October, 1998



**US Home  
Sales Office  
& Pro Shop Entrance  
1998 - 1999**





# Grand OPENING!!!

**Today Noon to 4:00 PM**

**Autographs!** Noon to 3 pm  
MEET GOLF LEGEND SAM SNEAD

**Trolley Rides!** Noon to 4 pm  
TO LEISURELY VIEW THE BEAUTIFUL COUNTRY CLUB

**Drawings!**  
HOURLY FOR FREE GOLF PASSES

**Model Sneak Preview!** 9 am to 6 pm  
FURNISHED TERRACE, VERANDA & VILLAS

**Savings!**  
LAST CHANCE FOR PRECONSTRUCTION SAVINGS



we invite you to a very special day with the GOLFING LEGEND...  
**SLAMMIN' SAM SNEAD**

US Home, America's largest developer of golf course communities and three time National Builder of the Year Winner introduces Heritage Palms: 500 acres of beautifully landscaped grounds, and existing fresh water lake, an Aqua-Range, a 24,000 sq. ft. clubhouse situated next to an 38 acre lake, heated pool and spa, cabana, locker-rooms, pro-shop, media room, casual and formal dining, lighted Har-Tru tennis courts, and putting and chipping private greens. For sheer pleasure and relaxation, you can't beat it for the exciting 27-hole Azinger-Lewis golf course. And every owner has golf equity membership included with the purchase price of the home!

You can't beat it for convenience either! Located on Six mile Cypress Parkway between Daniels Road and Colonial Boulevard, Heritage Palms is just minutes from the Edison Mall, I-75, The Community Medical Center, International Airport...plus, it's an easy drive to Cape Coral, Sanibel or Naples.

Buy now, during our preconstruction phase, and you'll not only save thousands on your new home or condominium, you have the best selection of locations in our development!

Heritage Palms Golf and Country Club community. We've got everything...all we need is you! Come see us today!



Single family homes from the low \$200's; Luxury Twin Villas from the mid \$100's; 2 story Verandas from mid \$100's; Terraced condominiums, from the low \$100's.

Located on Six Mile Cypress at the Winkler Extension in Fort Myers • 941 278-3311  
Lic #044630



**Golf Legend  
Slammin' Sam Snead teed  
off our Golf Grand  
OPENING!!!**

# Heritage Palms 1998 Membership Guide

## HERITAGE PALMS GOLF & COUNTRY CLUB HOUSE AND GROUND RULES

NOVEMBER 1998

### FORWARD

The following rules and regulations have been adopted, and will be administered by the Heritage Palms Golf & Country Club Board of Directors. It is the intent of the officers and directors to limit these rules and regulations so that everyone will obtain maximum use and enjoyment of the facilities. Enforcement of these rules and regulations will primarily be placed in the hands of a carefully selected staff, whose principle responsibility is to assure you of all the courtesies, comforts and services to which you are entitled. It is the duty of those using facilities to know its rules and regulations and to cooperate with the officers, directors, and staff in the enforcement thereof.

### HOUSE RULES

#### GENERAL INFORMATION

The house rules of Heritage Palms Golf & Country Club (hereafter called the club) are designed to protect the rights and privileges of members of the club, their families and guests, and to protect club property. The rules have been formulated to acquaint the members of the club with the services available to them and the proper utilization of the facilities.

#### MEMBER PRIVILEGES

- 1) Member of the Association - Every owner of a lot, unit or parcel shall be a member of the Association and be entitled to the enjoyment of the Common Area.
- 2) Members of the Golf Course - One individual for each lot or unit shall be considered the member of the golf course, his (or her) spouse and children under 21 years of age who reside with parents in the unit, shall be entitled to the use of the golf course.

#### DELEGATION OF PRIVILEGES

- 1) Any owner may delegate their right of enjoyment to the Common Area and facilities to his tenants providing a completed delegation form signed by the owner is submitted to the office, a processing fee is paid, and the transfer is in accordance with the policies set by the Board of Directors.
- 2) During the period specified on the delegation form, minimum of one month, the owner's privileges are rescinded.
- 3) The transferee must be renting and residing in the unit for which the privileges are delegated.
- 4) Privileges for the use of the Golf Course are delegated to one individual, that individual, his (or her) spouse and children under 21 are entitled to the use of the Golf Course.

- 5) Any delegation proceeded by Heritage Palms Golf & Country Club which is not in accordance with the policies outlined above will be rescinded immediately. In addition, a fee equal to the current guest fee will be charged to the owner of the unit involved for each round of golf played under the illegal delegation.

#### GUEST PRIVILEGES

- 1) An individual who is the guest of a member or transferee is entitled to the use of the clubhouse, golf course and facilities under rules established by the Board of Directors.
- 2) An individual who has paid a daily guest fee for the use of the golf course is also entitled to the use of the clubhouse.
- 3) The club manager or any other management personnel employed by the club may deny guest privileges to any individual when, in their opinion, it is in the best interest of the club to do so.

#### MEMBERSHIP CARDS

All members, transferees and applicable members of their families shall be issued membership cards. These cards are to be carried at all times while on club property. Loss of the card should be reported to the club office, at which time a replacement card will be issued for a fee.

#### BILLING

There will be no in-house charge accounts, for purchases made from the club. The only bill from the club will be for the annual maintenance fee.

#### SERVICE

- 1) Slow, unsatisfactory, improper service or any inattention to duty should be reported immediately to the manager on duty. Complaints of all deficiencies in service will receive the immediate attention of the manager.
- 2) We welcome all comments. Suggestions or concerns relating to the club facilities or service should be brought to the attention of the club manager.

#### EMPLOYEES OF THE CLUB

- 1) Members, transferees and guests are to be respectful of club employees and are not permitted to reprimand club employees or in any way interfere with the management of the club.
- 2) Serious complaints regarding specific employees should be made in writing addressed to the club manager who will notify the Board of Directors and the complaining member of the corrective action, if any, that was taken.

#### USE OF THE CLUB

- 1) Members, transferees and guests shall at all times conduct themselves in an orderly fashion as ladies and gentlemen.
- 2) Proper attire is to be worn at all times in accordance with acceptable practice for the particular area of the club.

**Heritage Palms**  
Golf & Country Club

**MEMBERSHIP GUIDE  
RULES & REGULATIONS**

**US·Home**

*Nation's Only 3-Time Winner  
National Builder of the Year*

Originally, the Azinger/Lewis designed layout was only going to be 27 golf holes. The three nines were named Royal, Sabal, and Sago. The first 18 holes were open for play on November 27, 1998; the next nine holes in mid-January 1999.

At this time, talk began about US Home purchasing land for another nine holes. Before you knew it, that talk became reality and the construction of the last nine holes began. The final version of what is now the Sabal course officially opened on October 15, 2000.



*Royal 16 tee box was stark with a few newly planted palm trees*

## **Newly Constructed Clubhouse – October, 1999**



# Aerial view of Royal Golf Course – November, 1999

Aerial view of Royal #3  
tee boxes, Royal # 6 and  
#2 greens, and Royal # 9 fairway.

Note: Terraces have not yet been  
built on what is now Sabal 18.



**USGA RULES GOVERN ALL PLAY  
EXCEPT WHERE MODIFIED BY LOCAL RULES**

- RED STAKES and/or lines designate Lateral Hazards.
- **OUT OF BOUNDS** defined by White Stakes or lines and inside edge of all public roadways and permanent fencing.
- **KEEP CARTS** off all Greens and Tee Banks.
- **PLEASE** repair ball marks, rake sand bunkers, and fill divot holes with sand.

**AZINGER / LEWIS  
ARCHITECT**

• *The Royal* (blue dot)  
• *The Sago* (green dot)  
• *The Sabal* (red dot)

PLAYER	ROYAL	SAGO	SABAL	TOT	HCP	NET

SCORER: \_\_\_\_\_  
 ATTEST: \_\_\_\_\_ DATE: \_\_\_\_\_

**We initially had three  
9-hole golf courses:**

**The Royal  
The Sago  
The Sabal**

**Azinger / Lewis Architects**

# Initial 27-Hole Scorecard



**THE ROYAL**

HOLE	1	2	3	4	5	6	7	8	9	OUT
BLUE	307	520	226	331	431	197	425	551	395	3383
WHITE	285	469	205	317	380	159	395	473	349	3032
GOLD	259	429	141	280	350	118	333	441	307	2658
RED	243	401	110	262	297	99	285	411	273	2381
PAR	4	5	3	4	4	3	4	5	4	36
HANDICAP	7	2	8	6	3	9	4	1	5	

**RATINGS MEN: COURSE/SLOPE**

TEE	ROYAL/SABAL	ROYAL/SAGO	SABAL/SAGO
BLUE	72.5/132	72.9/129	72.8/134
WHITE	69.0/118	69.2/121	69.2/123
GOLD	65.6/107	65.5/105	65.5/109



**THE SAGO**

HOLE	1	2	3	4	5	6	7	8	9	OUT
BLUE	383	549	205	480	171	433	395	385	425	3426
WHITE	336	501	178	457	142	376	337	346	373	3046
GOLD	298	445	138	412	123	320	287	310	332	2665
RED	270	402	96	401	92	289	258	275	282	2365
PAR	4	5	3	5	3	4	4	4	4	36
HANDICAP	5	1	8	2	9	4	7	6	3	

**RATINGS LADIES: COURSE/SLOPE**

TEE	ROYAL/SABAL	ROYAL/SAGO	SABAL/SAGO
GOLD	71.3/123	71.2/119	71.7/121
RED	67.9/113	68.5/114	69.0/110



**THE SABAL**

HOLE	1	2	3	4	5	6	7	8	9	OUT
BLUE	330	559	150	340	219	459	524	451	298	33
WHITE	314	485	130	303	184	410	492	415	289	30
GOLD	295	432	115	263	157	356	439	356	260	26
RED	252	391	101	228	126	296	403	309	247	23
PAR	4	5	3	4	3	4	5	4	4	3
HANDICAP	6	1	9	5	8	3	2	4	7	

**RATINGS LADIES: COURSE/SLOPE**

TEE	ROYAL/SABAL	ROYAL/SAGO	SABAL/SAGO
GOLD	71.3/123	71.2/119	71.7/121
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**BOB KELLY**  
HEAD GOLF PROFESSIONAL



**GREG KRIESCH, GCSAA**  
GOLF COURSE SUPERINTENDENT

# Meet John Osbrink, Head Golf Professional

"I started here in October 2000 when I was 35. I found the job by networking through the PGA.

I started my apprenticeship at Lochmoor CC in North Fort Myers. I worked there five years as an assistant and five years as the Head Professional. The course was privately owned and when it was sold to another private buyer, the economy turned and the course went under and closed. I graduated from Western Carolina University in Cullowhee, NC with an Associates Degree in CIS (Computer Information Systems). It was during the time when computer systems was an innovative field.

How did I get into golf? In high school I played baseball, football and basketball....not golf. I went to WCU on a baseball scholarship— and never played golf. After college I wanted to continue playing a sport so my dad suggested golf. He was a single digit player but we had never played because my focus was on my other sports which he supported. He gave me a few lessons; I took a few more and competed in a few amateur events in Georgia. I did well and never look back."



John Osbrink, circa 2010

# Early Heritage Palms development



Current Association Director Joney Kelly (nee Kranson) on her first day of work: October 8, 2002.

Our initial 512 acres grew to 814. Utilizing the 302 extra acres, US Home built more residential units alongside the new nine golf holes. Note: No terrace buildings had been built along #18 Royal.

Recognizing our Clubhouse was sized for approximately 1,300 “doors,” they realized an additional “Clubhouse” had to be constructed to meet the needs of our growing Community. So... the 5,000 square foot Lodge was constructed. It opened in 2001.

# Heritage Palms Clubhouse Interior – 2002



**Clubhouse Lobby**



**Clubhouse Conference Room  
(Before shelving was added  
for a library)**

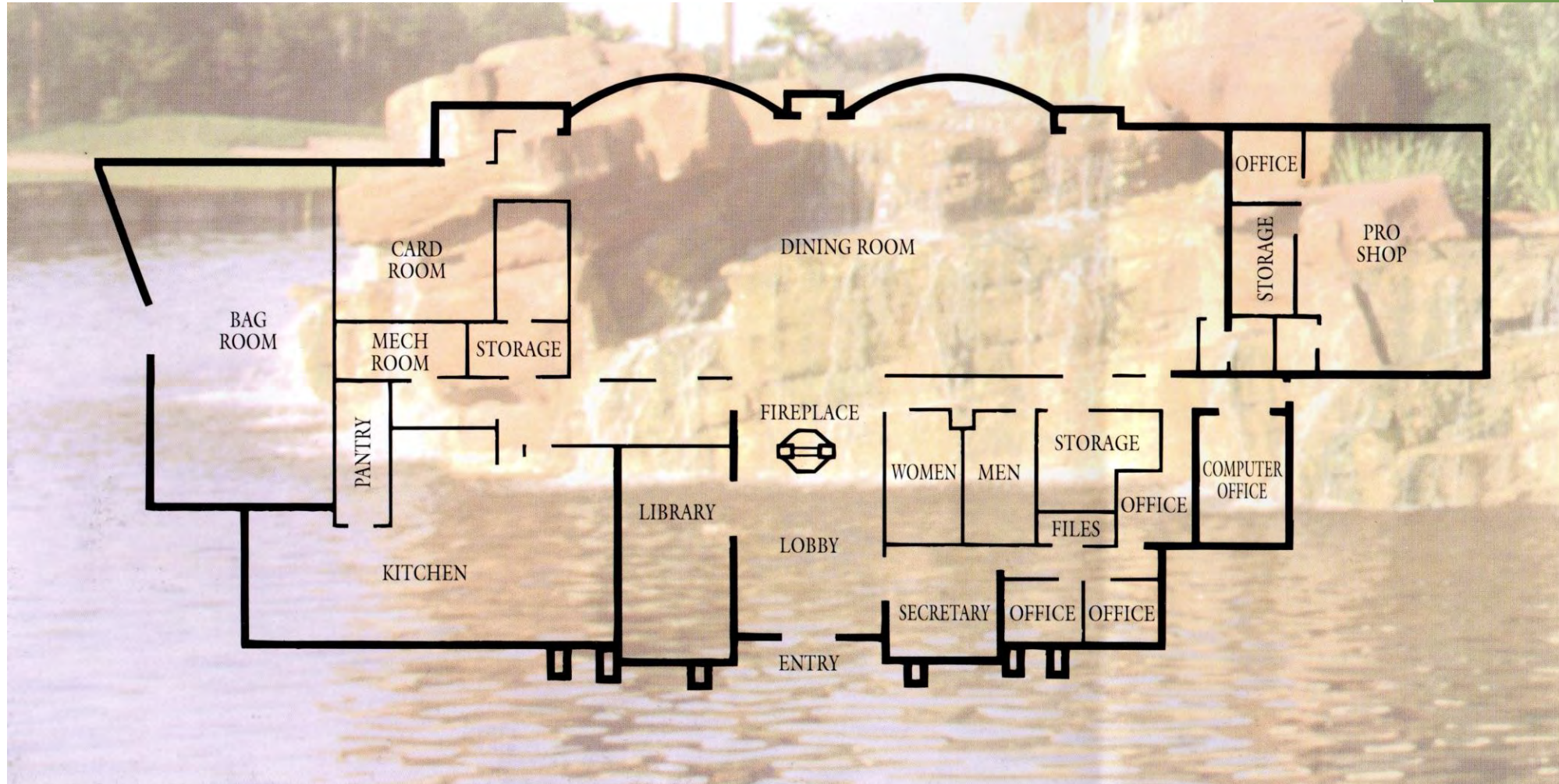


**Clubhouse Bar**

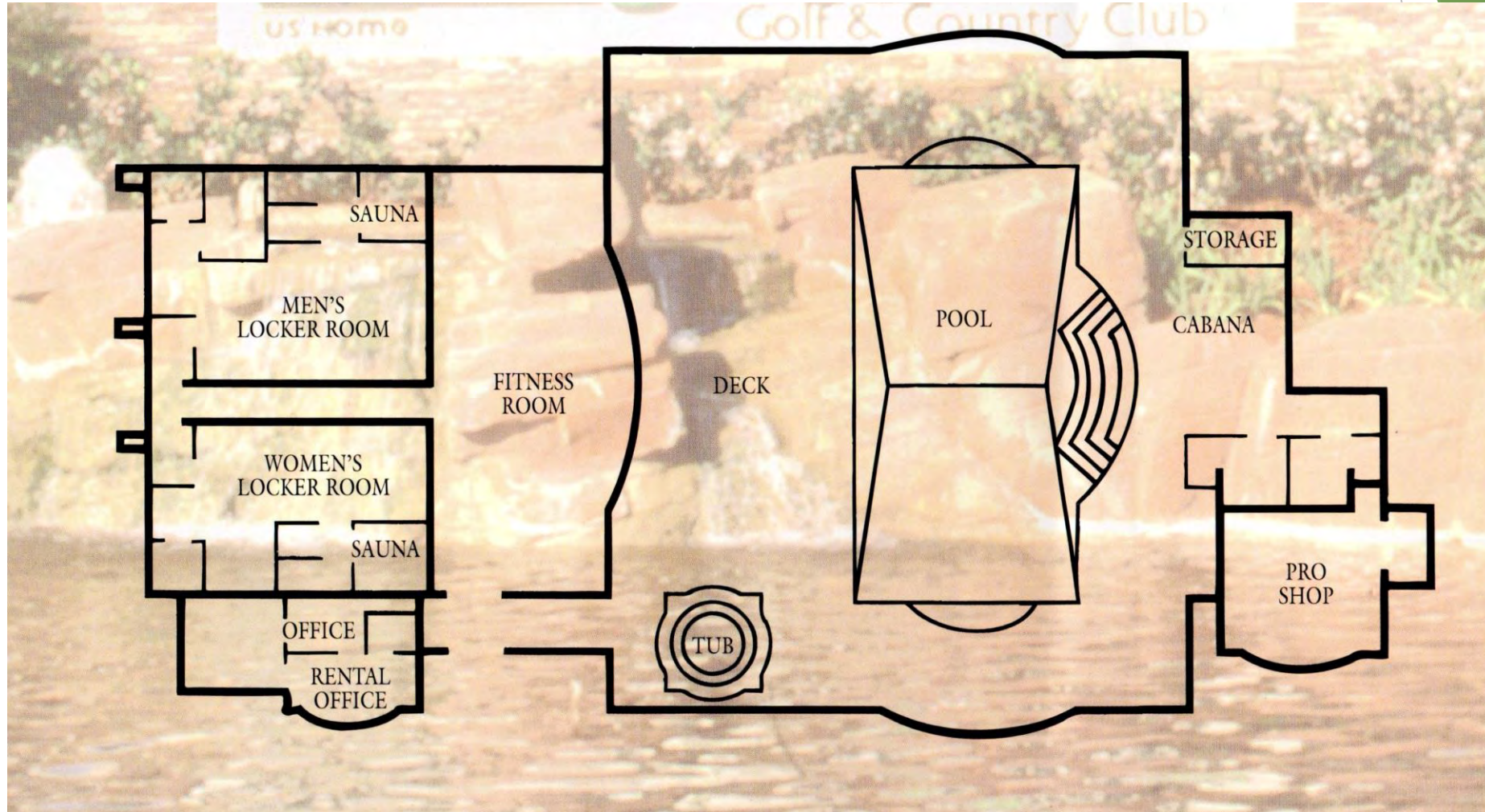
**In 2002, the  
Fitness Center  
was located in  
the current  
Golf Pro Shop**



# Heritage Palms Clubhouse Floor Plan – 2002



# Heritage Palms Clubhouse Floor Plan – 2002





**Lodge and Tiki Bar under  
construction 2001**



**Lodge and Tiki Bar  
completed 2003**

## Heritage Palms Lodge Interior – 2002

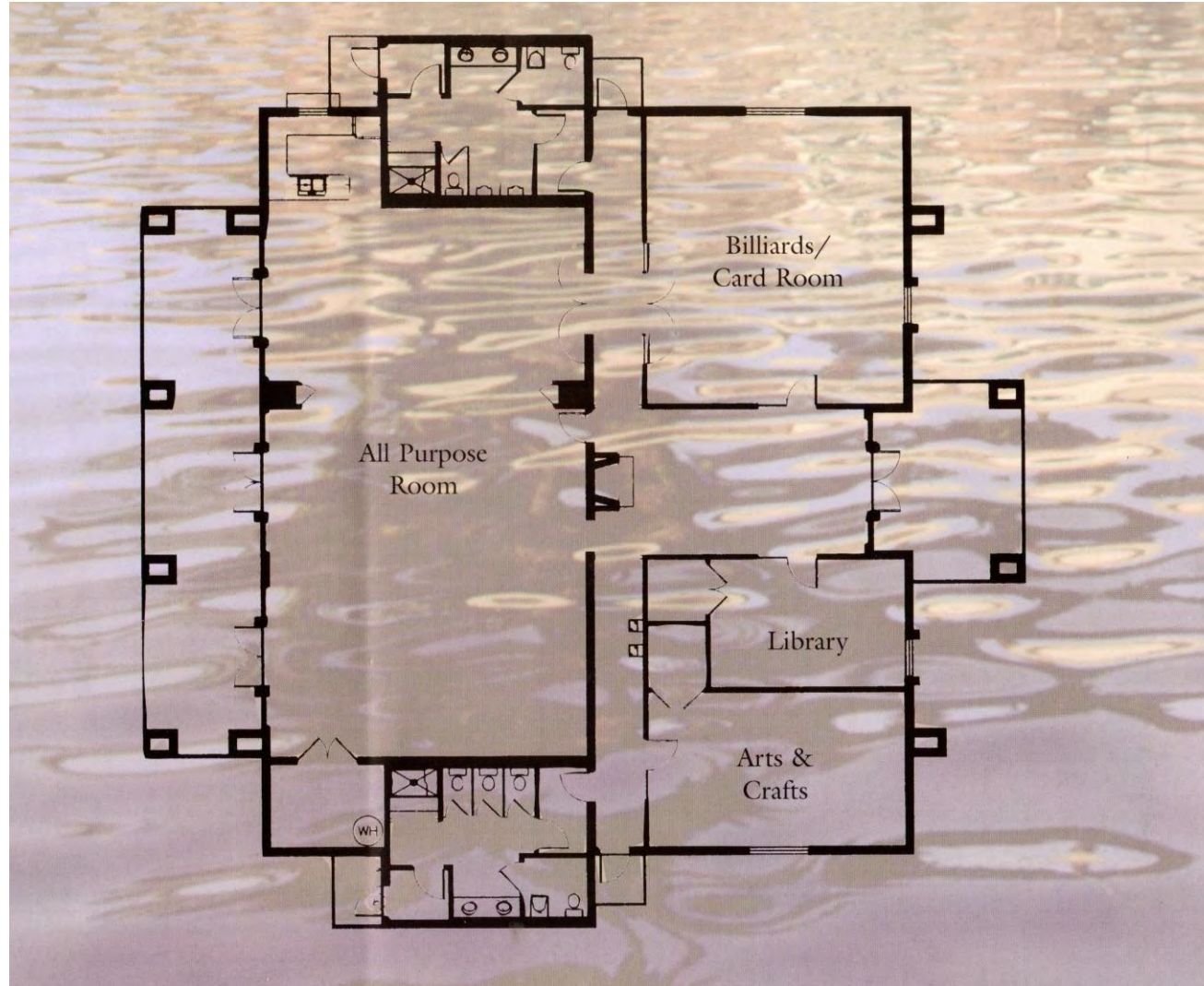


Lodge Foyer



Lodge Card/Game Room

# Heritage Palms Lodge Floor Plan – 2002



# Heritage Palms Turnover Completed – October 1, 2005

Heritage Palm sales were so successful that in 2003, US Home notified the community that “turnover” to the Master Homeowners Association would most likely occur in 2005. This announcement prompted our community leaders to establish a Due Diligence Committee (DDC) to assist in making the transfer from the developer as smooth as possible. Over 150 community members volunteered their time to make note of any concerns regarding buildings, grounds, golf courses, restaurant, finances, employees, and management. Those efforts were rewarded by US Home making physical repairs to noted discrepancies, in addition to a negotiated monetary settlement between the Club and US Home. It was the DDC that laid the groundwork for a smooth turnover from the developer on October 1, 2005.

In accordance with the *Declaration of Covenants and Restrictions* and *Bylaws* of the Club, the nine members of the first Board of Directors (BOD) were elected on October 3, 2005. In November 2006, the five Board of Supervisors (BOS) of the Heritage Palms Community Development District (CDD) were elected via a general election held by the Lee County Supervisor of Elections.

As fate would have it, Wilma thundered ashore as a Category 3 hurricane at 6:30 a.m. on October 24, 2005, bringing with it torrential rain and sustained winds of 125 mph. Despite damages throughout the community, we were back to “normal” within a few months.

## **Hurricane Wilma's Wrath – October 2005**



**Trees were uprooted throughout the Heritage Palms Community**



**A home on Curry Palm took the brunt of Wilma's winds as she raced down Royal #5**

# Heritage Palms Governance...

The Club's Board of Directors oversees all portions of the community which are not part of Neighborhood Common Areas, Living Units or Community Development District (CDD) Property. It includes the golf courses, driving range, putting greens, clubhouses, swimming pools, tennis facilities, restrooms, irrigation, and all equipment and furnishings used in the operation of the Club.

The CDD has financial and maintenance responsibilities for over 6.5 miles of main roads, all adjoining sidewalks, all gutters, storm drains, interconnecting storm drain systems, ponds and lakes, and approximately 180 acres of conservation preserves and wetlands that make up the Storm Water Management System, subject to a Permit issued by the South Florida Water Management District. In addition, they maintain the condition and water quality of 45 lakes at HP. HP's CDD is separate and distinct from the Master HOA but has cooperative interaction in terms of financial and maintenance responsibilities.

## Important milestones since the 2005 turnover (2005 – 2007):

- David Negip hired as HP's first General Manager – 2005
- December 2005 saw the first publication of *Between the Palms*, our community newspaper. Linda Harvey was named Editor.
- Approved rules and regulations for golf course, tennis, clubhouse, and procedures and policy for collecting house accounts – 2006
- Per an Environmental Resource Permit requirement, inspection and removal of exotic plants in the Preserves is conducted on a bi-annual basis – 2006 to present
- Initiated \$300 annual food minimum – 2007
- Approved Special Assessment of \$200 per Living Unit for replacement of the turf on the Royal Golf Course greens – 2007
- Approved Clubhouse renovations and redecorating to include new carpeting, furnishings, wall coverings, and interior painting – 2007
- Heritage Palms website goes live June 2007
- HP Board approved expenditure and contract to eradicate lake erosion on 22 lakes over a four-year period – 2007 to 2010

## **Building a New Seawall on #2 Royal – June, 2007**



At 8:30 a.m. the new seawall on Royal # 2 was a skeleton wall of planks.



By 1 p.m. it was finished, dirt had been filled in, and men and equipment had moved on.

# Lake Erosion and Geo-Filter Tubing - December 2007

HP's Community Development District (CDD) began a four-year lake erosion plan featuring Geo-Filter Tubing (GFT) in 2007. Process was completed on seven lakes by February, 2008.



Before and after photos of HP's signature hole: #15 Royal

## Important milestones since the 2005 turnover (2008-2012):

- For the 2<sup>nd</sup> year in a row, Heritage Palms wins the coveted *Best of SW FL Award* in the categories of Clubhouse Dining and Golf Course, as voted on by the readers of the Fort Myers' News-Press. – 2008
- Purchased pre-engineered three room building for maintenance facility – 2008
- Approved major renovation to Clubhouse kitchen – 2008
- New outside patio added to Clubhouse and furniture purchased – 2008
- Initial planting of littorals on the shoreline of six lakes – 2008
- Volunteer members enlarge and renovate the Fitness Center and Club purchases new fitness equipment – 2009
- Approved building extension of Cart Barn – 2010
- Tiki Bar expansion voted on and approved by the membership at Annual Meeting – 2010
- Approved expenditure to re-turf rough and fairways on the Royal Golf Course – 2011
- The Lodge parking lot expanded – 2011
- Air compressor aerator system installed on 42 lakes – 2011 to 2012
- Approved expenditure for Phase I improvements at the Maintenance Facility – 2012
- Flooring replaced in the great room at the Lodge – 2012
- Upgraded kitchenette at Clubhouse pool; relocated snack bar from McArthur Palm pool to that location – 2012

# Heritage Palms Wins Best of SW FL Award



L-R: John Osbrink, Greg Kriesch, David Negip, Brian Mendez and Chris Cassel display the certificates awarded by The News-Press.

## Clubhouse - November 2008



New furniture in the foyer



New bar and High-top tables

Clubhouse renovations and redecorating included new carpeting, furnishings, wall coverings, and interior painting.

# Happy 10th Anniversary - November 2008

## Heritage Palms Golf & Country Club



L-R: Bob Kelly, Greg Kriesch, and George Boland

# Royal 16 & 17 Shoreline Erosion Project Completed – April, 2009

In a cooperative effort by the Master HOA and the CDD, serious erosion problems along the lake shorelines affronting the Royal 16 and 17 golf course holes have been repaired. Because of high summer lake levels, areas on the Royal 16 cart path were washed out from beneath the cart path causing it to sink and becoming a safety issue. Erosion on Royal 17 also threatened to undermine the cart path along the fairway.



#16 -  
Removing cart  
path &  
building  
bulkhead



#17 -  
Preparing  
shoreline for  
bulkhead  
installation

#16 - Cart  
path  
formed &  
bulkhead  
built



#17 - 370  
feet of  
bulkhead  
with  
additional  
fairway  
extension



# Tiki Bar Expansion – Fall 2010



## Important milestones since the 2005 turnover (2013-2017):

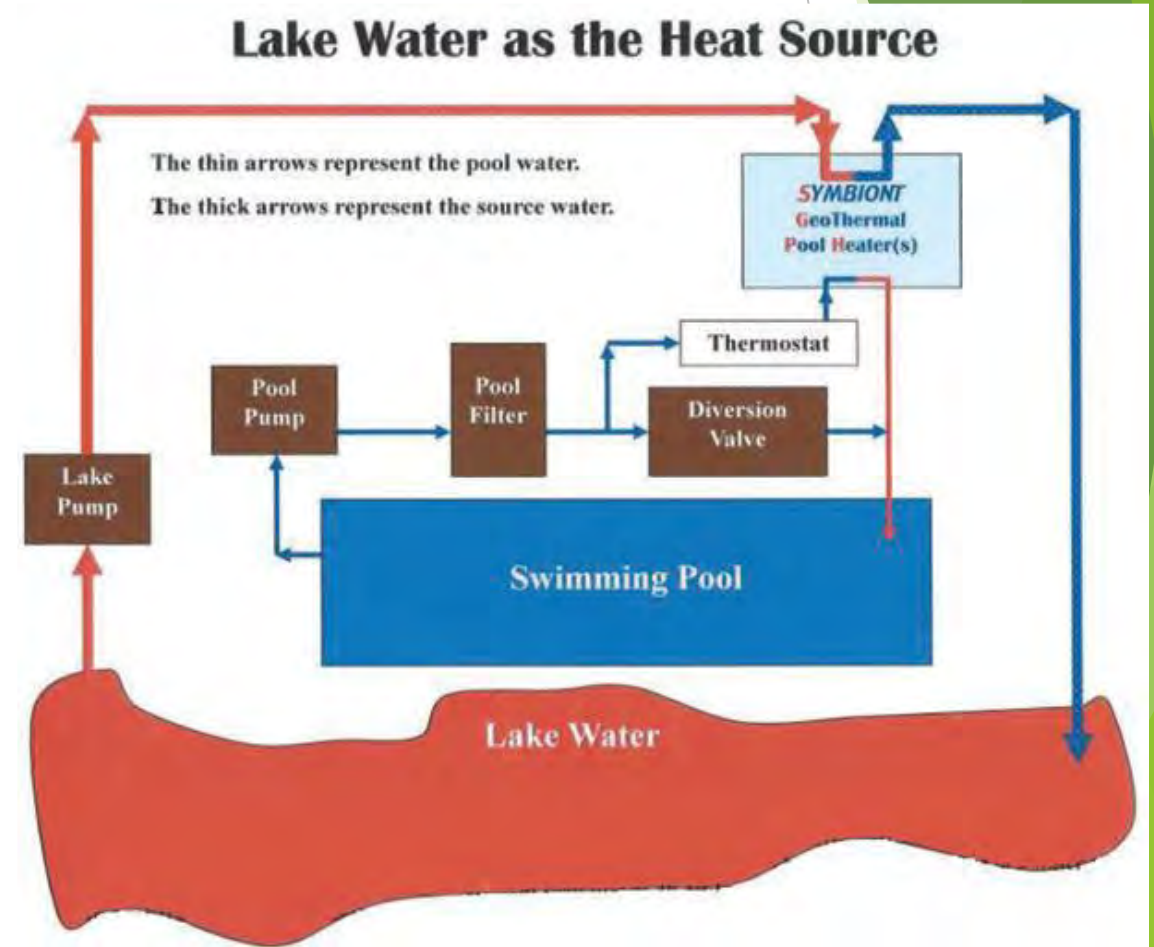
- Approved expenditure to re-turf rough and fairways on the Sabal golf course – 2013
- Geo-Thermal Heating Installation in Clubhouse and Lodge Pools and spas – Summer, 2013
- New Maintenance Department chemical and fertilizer storage building completed - 2013
- Driving Range shoreline bulkhead installed and driving range area increased – 2014
- Approved expenditure for Phase II improvements at the Maintenance Facility – 2014
- Approved redecorating of The Lodge – 2014
- Membership voted and approved the Capital Improvement Plan for the renovation of the Clubhouse (including construction of the Grill Room and relocation of the Pro Shop), and building of the Activity Center – 2015
- New bathroom/storage building constructed between tennis courts and driving range – 2015
- Jane Breisch replaces Linda Harvey as Editor of *Between the Palms* – November 2016
- Board approves construction of Pickleball facilities at Queen Palm and Washingtonia Palm Way location – January 2017

# Geo-Thermal Heating Installation in Pools – Summer, 2013

Heritage Palms biggest cost-saving project this summer was the installation of Geo-Thermal heating at the Clubhouse and Lodge pools and spas.

The diagram illustrates how the system utilizes our adjacent lakes as a heat source with the ability to transfer heat from the lakes to our two main pools and spas. Yearly operational savings for these four bodies of water is upward of \$60,000 with a Return on Investment of less than three years.

This project illustrates one of the many ways Heritage Palms is able to lessen the carbon footprint in an effort to “Go Green.”



# New Chemical / Fertilizer Storage Building Completed Fall, 2013



Forms for the new chemical and fertilizer storage room.

**Before:** Current chemical storage building stays flooded throughout the summer due to inadequate drainage as well as poor ventilation.



**After:** New separate chemical/fertilizer storage building offers the ability to contain all chemical mixed loads in three separate 100-gallon containers via a sump system.





Clubhouse Foyer



Clubhouse Library

## Clubhouse photos - Pre 2016 Construction



Clubhouse Dining Room



Front entrance of Clubhouse

## **Clubhouse photos - Pre 2016 Construction**



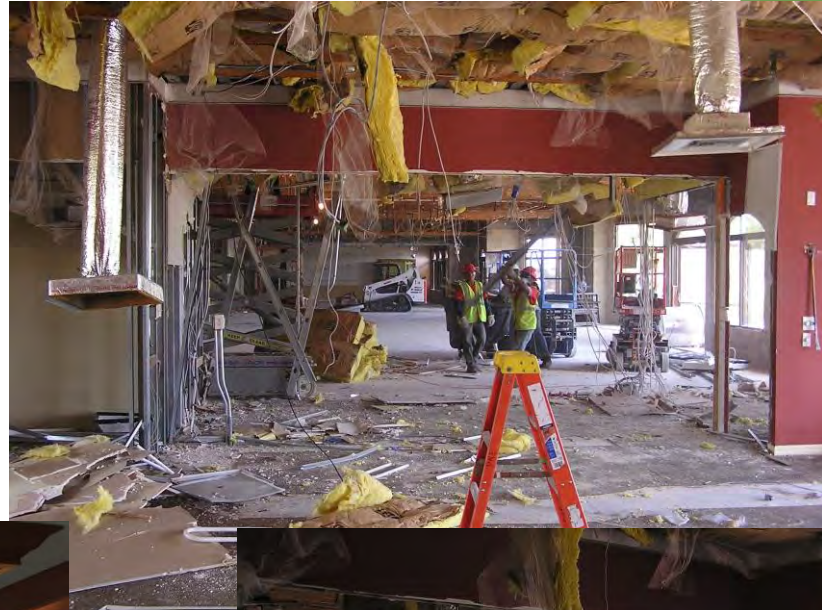
Temporary Pickleball Court  
near the putting green

# 2016 Construction Begins...

**Ground Breaking Ceremony** (L to R): John Hayes, President of GATES Construction; Jon Waller; Bob Ferry; Dave Donaldson; Kathy Haan; Ben Simmons; Sam Rizzi; Ken Lehman; John Berestecki; George Caccoma; Bob Dorsak; Mike Farris; John Truesdale; and Bill Bower, General Manager.

Between the Palms May 2016





# Aerial View of the 2016 – 2017 Clubhouse Construction





# Activity Center construction 2016



# Activity Center construction 2016



## **Important milestones since the 2005 turnover (2017-2019):**

- Adopted Mission, Vision & Core Value statements for Heritage Palms – January 16, 2017
- Newly renovated 28,400 square foot Clubhouse reopens – January 27, 2017
- Our 14,000 square foot, two story Activity Center opens. The first floor houses The second floor encompasses a large multi-purpose meeting room, as well as a conference room, card room, and large library. – April 10, 2017
- Newly renovated 28,400 square foot Clubhouse reopens – January 27, 2017
- Our 14,000 square foot, two story Activity Center opens. The first floor houses a state-of-the-art fitness area, aerobics room, and men's and ladies' locker rooms. The second floor encompasses a large multi-purpose meeting room, as well as a conference room, card room, and large library. – April 10, 2017
- Hurricane Irma hits SW FL causing high winds, and extensive rainfall. Many downed trees and signs, damaged buildings, houses, lanai cages, and roofs within the Community. – September 10, 2017
- Began 126-month Summit Broadband bulk contract for HD TV, internet, and phone service – June, 2018
- Gary Piotrowski hired as HP's third General Manager, replacing Bill Bower – November, 2018
- Grand opening of two new Pickleball courts – March 9, 2019
- Piotrowski oversees HP's transition to a self-managed association – 2019

# Heritage Palms Mission, Vision and Values – Adopted January, 2017

## **Mission:**

To provide Members and guests extraordinary golf and amenity experiences in a safe environment at a reasonable cost.

## **Vision:**

To be recognized as a premier Club of choice in Southwest Florida in which Members will enjoy an active lifestyle in a friendly social atmosphere.

## **Core Values:**

- To act in a manner which creates and promotes value for Owners.
- To operate with the highest level of honesty and integrity
- To strive to exceed the expectations of our Members and guests
- To provide a positive work environment, training and career opportunities for our employees
- To demonstrate fiscal responsibility
- To treat all stakeholders with dignity and respect
- To be good community citizens and environmentally conscious
- To be honest and transparent in all communications

# Newly Renovated Clubhouse Grand Opening – January, 2017



On Friday, January 27, the doors of the newly renovated Clubhouse were opened to our membership. After nine months of construction, residents were able to tour both the new kitchen, admiring the double stack conveyor belt pizza oven (it can cook four pizzas in eight minutes!), and striking dining facilities.

# Clubhouse Debut



**Foyer**



**The Palms Dining Room.**



**New Grill Room Bar**



**Fireplace, Outdoor Grill Room.**



**Tennis Courts  
Post 2017 Construction**

**Clubhouse Grillroom  
View From Sabal 18 Green**



## **Awesome Activity Center Opens – April 2017**



**After years of planning, and much excitement and anticipation, it was with great pleasure that our 14,000 square foot Activity Center officially opened on April 10, 2017.**

# Activity Center – April 2017



Exterior



Fitness Center



Library



Aerobics Room

## Rain, Rain Go Away – August, 2017

Wow, what a crazy summer (or year) for that matter! We went from drought conditions in May to almost 25” of rain in June, to our most recent rain event causing the highest water levels I have experienced at HP. The Club officially had just over 16” of rain during the period of August 24th to 29th, bringing us to 68” of rain for the year, as of September 4th. In addition, hurricane Irma is bearing down on us...



#15 Royal



#12 Royal

# Hurricane Irma's Wrath – September 10, 2017

Irma was the first major hurricane to hit SWFL since Wilma in 2005. She produced 21 confirmed tornadoes in FL alone. Irma made landfall as a Category 3 hurricane near Marco Island. Lee County experienced sustained winds of 110 mph, with gusts up to 130 mph. It was the 5<sup>th</sup> costliest hurricane to hit the mainland USA.



Drowned bocce courts.



Tree downed by the Winkler gate.



Flooding by the driving range.



Car port damage.

# CDD Erosion Eradication Project – May, 2018



Shoreline erosion along the west side of Lake 8 (the Big Lake) was accelerated by Hurricane Irma.

New sod was then laid to cover the DredgeSox material. It's porous enough that the new sod will root through the material.



Lake & Wetland employees installed DredgeSox in May, 2018. This tube-like material was filled with lake-bottom sand/muck via the boat's suction hose.



Erosion eradicated using the DredgeSox method.

# Aerial View of the Clubhouse – February, 2019



## Two New Pickleball Courts Open - March 9, 2019



# Important milestones since the 2005 turnover (2020-2025):

- HP membership approved a three-year Greens Rebuild Project for both golf courses – April, 2020
- HP membership approved the Amended and Restated Bylaws and Declaration of Covenants – April, 2020
- New State-of-the-Art Irrigation Pump Station Installed – October 2020
- HP Board approved conducting elections and other membership votes through an Internet-based online voting system – November, 2020
- Traci Irons Izzo hired as HP's fourth General Manager – August, 2021
- 9 holes of Sabal golf course reopen – October, 2021
- All 18 holes of Sabal golf course reopens – December 6, 2021
- HP Charitable Organization Inc., established – January, 2022
- Royal golf course renovation begins – April, 2022
- Hurricane Ian made landfall in SW FL, carving a trail of destruction through many communities, including HP – September 28, 2022
- Front 9 of Royal golf course reopens – November 14, 2022
- All 18 holes of Royal golf course reopens – February 13, 2023
- Members approve Capital Improvement Plan for Tiki Bar/Lodge renovation - April, 2023
- ARC establishes a paint palette for all single-family homes – December, 2023
- Members approve Pickleball Expansion Project – January 19, 2023.
- Construction on Oasis/Tiki Bar/Pool complex begins – April, 2024
- Newly constructed tennis court opens – February, 2025
- Four newly constructed pickleball courts open – April, 2025

# HP's New Irrigation Pump System is State-of-the-Art



Examples of corrosion in the old station.



Completed station.

HP recently replaced one of our largest assets, the irrigation pump station in **October, 2020**. The station is the heart and soul of our irrigation system that irrigates every square inch of green space within HP – roughly 400 acres. The pump station is one of the largest pump stations in FL! It has the capability of delivering 7,500 gallons of water per minute at 120 PSI. Our average use is around 32 million gallons of irrigation water per month and have had to, on occasion, deliver as high as 62 million gallons in a given month.

Crane install of skid.



# Sabal Course Renovation - 2021



Yes, the Sabal golf course renovation is in full swing!  
This is Sabal #3 green area on April 27, 2021.



This is the Sabal # 4 green area on May 3, 2021.

# Sabal Course Renovation - 2021



Do you know what hole this is? It's Sabal #4 green, pictured on June 17, 2021 and again, ten days later, on June 27, 2021

## Sabal Course Renovation - 2021



Do you know what hole this is? It's Sabal #18, pictured on July 3, 2021.

# Sabal Course Renovation - 2021



Do you know what hole this is?  
It's Sabal #14 looking toward the  
green, pictured on July 30, 2021.



These are both taken on  
Sabal #14, one looking  
toward the green, and the  
other back toward the tee  
box.  
Photos taken on August  
2, 2021.

# Sabal Reopens 9 Holes – October 2021



The HP Golf Committee was the first to play the newly opened nine holes of Sabal. Pictured at the October 31, 2021 ribbon cutting ceremony are (L-R): Jon Vinsand; Chuck Schmitz; Mark Hannahan; Skip Collins, Golf Committee Chair; Stasia Arcarese; Gordon Hodgson, Golf Committee Board Liaison; Ken Lehman, Board President; Joe Lach; George Caccoma; Tom Lonergan; Stu Draper; and Rich Firebaugh. Photo by Pat Lonergan.

# The Wrath of Ian – September 28, 2022

Five years after Irma hit SW FL, Ian made landfall, carving a trail of devastation through many communities, including HP. The 150 mile-per-hour winds and 12-foot storm surge flattened much of Fort Myers Beach and the surrounding barrier islands. Damages suffered at HP were far less than elsewhere.... most were caused by strong winds rather than heavy rain.



A fallen palm tree in satellite pool #1



Carport damages outside Terrace building #10 on Butterfly Palm Drive.



A bowed palm tree by Royal #10.

# The Wrath of Ian – September 28, 2022

Fueled by above average water temperatures in the Gulf of Mexico, Ian became what the National Hurricane Center called "a rapidly intensifying storm."



An uprooted tree on White Palm Way.

Another fallen tree by Sabal #14 green.



Ficus trees uprooted by the cart path going from Royal #14 to #15.



Palm trees felled near Royal #10 tee boxes.

# Royal Course Renovation - 2022

The Royal course renovation began in April, 2022. However, the arrival of Hurricane Ian on September 28, 2022 dramatically impacted the timing of the Royal project. The front nine was opened November 14, however the opening of the back nine was delayed until February 13, 2023.



Reforming #6 Royal green on June 15.

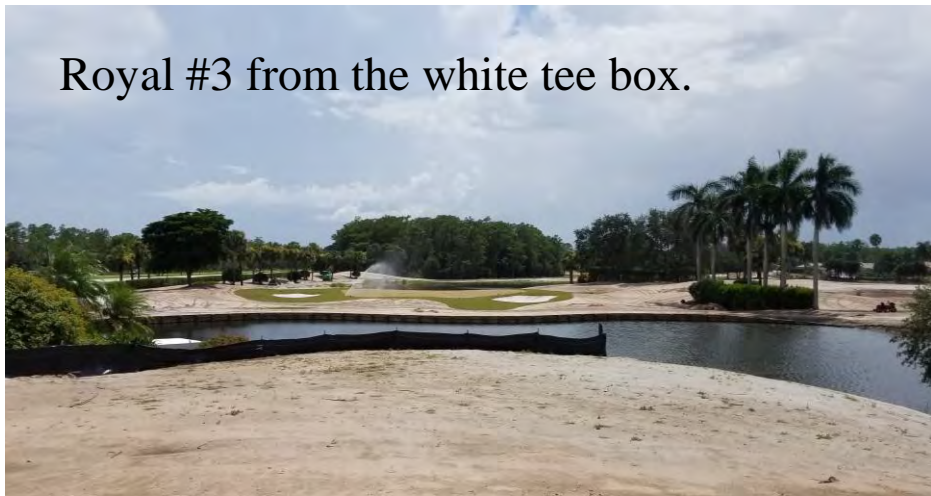


New sod by #9 Royal green on July 5.

# Royal Course Renovation - 2022

Progress was made throughout the summer of 2022.  
Here are photos taken August 6.

Royal #3 from the white tee box.



Royal #13 green excavation.



Royal #15 from the red tee box.



Royal #9 green.



# Royal Course Renovation - 2022

One month later, and significant improvements were made on the front nine. Here are photos taken September 20.

Royal #1 fairway.



Royal #2 green.



Royal #3 from the white tee box.



November 13 grand opening of the front 9.  
L-R: Elaine Dupuis, Tom Wentz, Stu Draper, Tom Lonergan, Stasia Arcarese, Carol Jablonski, Chuck Schmitz, & Rich Firebaugh.

# Royal Course Renovation - 2022

However, the back nine was still a work in progress. These photos were taken September 20; Hurricane Ian arrived one week later.



Royal #13 green, looking back down the fairway.



Royal #18 fairway, looking back at the tee boxes.



Royal #14 with old hole marker.



Royal #15 from the red tee box.

# Royal Course Renovation – into 2023

Progress continued after the new year.  
These photos were taken January 30.



Royal #13 green with newly planted palm trees.



New hole markers for both Royal and Sabal.



Royal #15 fairway.



Royal #18 green.



Grand opening of holes #10-18 on February 13. L-R: L-R: Gordon Hodgson, Ken Lehman, Rich Firebaugh, Mike Whitten, Stu Draper, Tom Lonergan, and Skip Collins.

# Oasis Grill, Tiki Bar and Pool Complex Project – 2024 to 2025

In April 2023, the HP community approved the Capital Improvement Plan for the Lodge, Tiki Bar, and pool renovation. Work commenced on April 1, 2024. The brochure that was created for the community can be found by clicking [here](#).



# Oasis Grill, Tiki Bar and Pool Complex Project – 2024 to 2025



Oasis Grill



Tiki Bar

# Additional Pickleball Courts - Construction Began December, 2024

In May 2023, the Tennis/PB/Bocce Committee recommended that a new tennis court be built and tennis court #1 be converted into four pickleball courts. On December 18, 2023 the “Pickleball Expansion Project” resolution was passed by the Board.

The membership approved the "Expansion Project" on January 19, 2024. Construction began in December, 2024, and was completed in April, 2025.



# Ribbon Cutting Ceremony for New Pickleball Courts - April 25, 2025



L-R: Chad Dyer, Director of Racket Sports, and Board President Ron Assise.

## **Heritage Palms Today...**

Heritage Palms now comprises 1662 residential units, 36 holes of golf on two newly renovated golf courses, eight lighted Har-Tru tennis courts, six pickleball courts, 45 lake ponds, 179 acres of Preserves, the future Oasis Grill, Tiki Bar and Pool Complex, two resort-style swimming pools, seven community pools, a renovated Clubhouse (reopened in January, 2017), and a newly built Activity Center (opened in April, 2017).