

March / April 2025

# HERITAGE ISLES

## GOLF & COUNTRY CLUB

## Letter from the President

Ron Sorensen HIGCC HOA President

Hello Heritage Isles. Hard to believe but we are two months into the new year. It's the Boards' hope that all are off to a good start in 2025.

There is much to go over and I will attempt to be as concise as possible.

The vote to amend the Declarations of Covenants establishing a limit on the total percentage of rental units in Heritage Isles did not reach quorum (30 % of all households), therefore the amendment was not adopted. What the Board found frustrating is that the overwhelming number of those who did vote, voted to approve the amendment by a 3 to 1 margin. We are certain that if quorum was reached, the amendment would have passed.

What's next.... given the overwhelming majority in favor of the revised rules, the HOA Board passed a measure to try again with the following revisions. The revised waiting period was 2 years: that will not change. The total percentage of rentals in the community will be revised upward to 15% from 10% and most importantly, ALL current owners in Heritage Isles will be grandfathered in and will NOT be subject to the new rules.

I have repeatedly heard that the voting process was confusing and I agree. There will be more to follow regarding an explanation at the 2/24 membership meeting in BayScape and in subsequent emails. What is important to note is that many votes were invalidated because there was no designated voter on file or the wrong household member voted. It's important that this process is followed correctly to be compliant with state statutes. By the time of this publication, you should have received your new voting materials and proxy. We are beginning anew so please vote; and, if you haven't received your material please call Condominium Associates to receive new voting material. Please cast a vote again, either for or against. To reach quorum all votes must be received by May 24th 2025.

On a much more fun note, congratulations to those homes who were awarded Holiday Home decorating prizes. The previous newsletter went to press before the judging took place: the Salloum family on Canal Pointe, the Paul family on Sandy Pointe, the Knight and Steele families on Lucaya, the Mohankmar family on Turtle Beach, the Eskra family on Diamond Cove, as well as the Alnawami and Ramsay families on Plantation Bay. A special thanks to all who took the time to light up our neighborhood for the holiday season. It is also my understanding that the annual golf cart parade was another success.

A special thanks to Rich Under and Misty Brodsky for their efforts to travel through the neighborhood and view all the decorated homes.

There is an important safety issue that need to be revisited. PARKING!!! The current parking rules went into effect 4 years ago. While progress has been made, it was very apparent during the holiday season that we still have a way to go. The Board is aware that guest parking is an issue, nonetheless we all must be mindful to not park in such a way that emergency vehicles cannot pass through our community efficiently. Keep in mind that the rules are in place to maintain safe passable roads, not to create inconvenience. Very often there were choke points throughout our neighborhood that created the inability for any emergency vehicle to pass through. Obviously, in an emergency, seconds can make a difference. It is the job of every resident to instruct visitors to park on one side of the road and leave a through travel lane. The Alternate Side Parking rule states that cars NEVER be parked opposite one another in such a way to create a small width for emergency vehicles to get through. Please familiarize yourselves with the Alternate Side Rule found on our HOA website ([heritageisleshoatampa.com](http://heritageisleshoatampa.com)).

Help your guests understand the seriousness of keeping our street passable and remember, there is no street parking from 10 PM to 8 AM. Lastly, for the safety of all, and our children in particular, PLEASE observe posted speed limit signs.

**See something – Say something**

**Tampa PD non-emergency 813-231-6130 Heritage Isles nighttime security 813-385-4540**

# UPCOMING EVENTS

## MARCH

- 3/5 CDD Workshop 6:30 Library
- 3/19 CDD Board Meeting 6:30 Library
- 3/24 HOA Board Meeting 7:00 Athletic Center

## APRIL

- 4/2 CDD Workshop 6:30 Library
- 4/16 CDD Board Meeting Library
- 4/20 Easter Brunch BayScape Bistro  
Call 813-994-3445 after 4/6 for reservations
- 4/28 HOA Board Meeting Athletic Ctr



## IT'S THE LAW

When approaching  
**Law Enforcement, Emergency Responder,  
 Utility Service or Sanitation Vehicles**

### Board of Directors:- Heritage Isles GCC HOA

- Ron Sorensen - President
- Shannon Morgan Neal - Vice President
- Jason Lanning - Secretary
- Dawn Rawlins - Treasurer
- Dave Eskra - Director

### Heritage Isles GCC CDD

- Dan Barravecchio - Chairman
- Steve Stark Phd - Vice Chairman
- Libby Rodriguez - Supervisor
- Said Iravani Phd - Supervisor
- Ron Sorensen - Supervisor

### Nassau Point at Heritage Isles HOA

- Darnell Eason - President
- Cherrie Calloway - Vice President
- Holly Morgan - Secretary
- Wallace Dixon - Treasurer
- Matthew DeWitt - Director at Large
- Yolanda Billups - Director at Large
- Brittany Huber - Director at Large

### Important contact info and hours of operation

**Clubhouse Admin Office** 813-907-7388 Ext 100  
 8:00 AM - 4:30 PM Mon-Fri

**HIGCC Manager - Rich Unger** 813-907-7388 Ext 103

**Athletic Center/ Gym** 813-907-7388 Ext 115  
 6:00AM – 9:55 PM Daily

**Pool** 813-973-1370  
 4/1-10/1 8 AM-10 PM 11/1-3/31 8:00 AM to  
 8:00 PM

**Golf Pro Shop** 813-907-7447  
 7:00 AM - 6:00 PM Daily

**BayScape Bistro** 813-385-4540  
 9:00 AM - 9:00 PM Daily

**Condominium Associates** 813-341-0943  
 9:00 AM - 4:00 PM Mon-Fri Maria Senica, P.M.

### Important websites:

- HIGCC HOA [heritageisleshoatampa.com](http://heritageisleshoatampa.com)
- HIGCC CDD [heritageislescdd.org](http://heritageislescdd.org)
- City of Tampa [tampa.gov](http://tampa.gov)
- City of Tampa Utilities [tampa.gov/city-of-tampa-utilities](http://tampa.gov/city-of-tampa-utilities)
- Hillsborough County [hcfl.gov](http://hcfl.gov)



### FREE HILLSBOROUGH PROPERTY FRAUD ALERTS

The FBI says that property and mortgage fraud is the fastest growing white-collar crime in the US. Scammers file fake deeds, making it appear as if they own homes that are not actually theirs. These scammers then trick people into giving them money to rent or buy those homes.

The Clerk's office offers a FREE property fraud alert program to protect your most valuable asset by monitoring the documents being recorded in the Official Records of the Clerk of Court.

By signing up for FREE property fraud alerts, you will receive notification by email or telephone whenever a document is recorded in Hillsborough County using your name or your business's name. If you receive an alert about activity not initiated by you, this early notification can provide valuable time to stop criminals in their tracks. Reviewing your property records is an important way to protect yourself from fraud.

Signing up now is quick and easy! **Simply go online to [www.Hillsclerk.com/Fraud Alert](http://www.Hillsclerk.com/FraudAlert), or call (800) 728-3858 to start your registration process.**

**Knock, knock!**  
Who's there?  
**Irish.**  
Irish who?  
**Irish you a very happy St. Patrick's Day!**

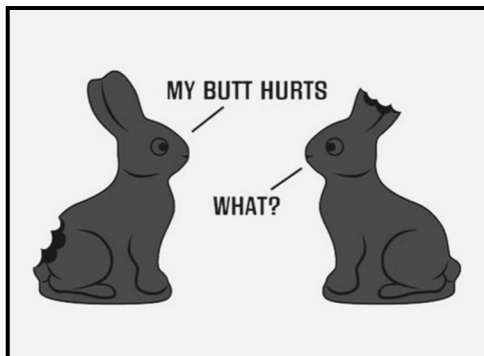


### ADDITIONAL TAX BREAKS FOR PEOPLE OVER 65 YEARS OLD

Did you know you can enjoy a larger standard deduction at 65? The standard deduction, which reduces your taxable income and lowers your tax bill, is larger once you reach 65.

For 2024 taxes — the ones you must pay by April 15, 2025 — the basic standard deduction is \$14,600 for a single taxpayer (or a married person filing separately from their spouse), or \$29,200 for a married couple filing jointly. **But if you are 65 or older, you get an extra deduction — \$1,950 if you file individual or \$1,550 for each spouse of that age in a couple who file jointly (so, \$3,100 total if both you and your mate are 65+). The extra deductions are doubled for taxpayers who are both 65+ and blind.**

For the 2025 tax year, which you will file a return for in 2026, the basic standard deduction will be \$30,000 for joint filers and \$15,000 for single taxpayers and married people filing separately. **The extra amount for people 65+ or older jumps to \$2,000 for single taxpayers and \$1,600 for married people filing jointly (\$3200 total when both are 65+).**



### Boost Your Knowledge!

#### DID YOU KNOW?

- Birds do not urinate.
- Horses and cows sleep while standing.
- The bat is the only mammal capable of flight. Its leg bones are so thin that it cannot walk.
- Even when a snake's eyes are closed, it can still see through its eyelids.
- Despite their fluffy white fur, Polar Bears actually have black skin.
- The average housefly lives only 2 to 3 weeks.
- For every human, there are approximately one million ants.
- A small amount of alcohol on a scorpion will drive it insane and cause it to sting itself to death.
- Alligators and sharks can live for up to 100 years.
- A honeybee has two stomachs: one for honey and one for food.
- Elephants weigh less than the tongue of a blue whale. A blue whale's heart is the size of a car.
- Blue whales are the largest creatures to ever roam the Earth.
- A cockroach can survive for about a week without its head before dying of starvation.
- When a dolphin is sick or injured, its cries of distress prompt other dolphins to assist, helping it surface to breathe.
- A snail can sleep for up to 3 years.
- The fastest bird, the spine-tailed swift, can fly at speeds of up to 106 mph. (The peregrine falcon is even faster at 390 km/h or 108 mph.)
- A cow produces nearly 200,000 glasses of milk in her lifetime.
- The leech has 32 brains.



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813-388-5340



**Sick Of Driving To South Tampa To Find A GREAT RESTAURANT??**



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We welcome  
Heritage Isles  
Residents!

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*Johnny C's*

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