

**Hunters Ridge Community Association  
Board of Directors Meeting  
Monday, September 27, 2010  
5:00pm – Clubhouse Dining Room**

**1. CALL TO ORDER AND ESTABLISH BOARD QUORUM**

- a. Meeting was called to order by Sandi Morgan, 2010 Board President.
- b. Fred Forbes, Secretary confirmed a quorum of Directors was present. Those Directors in attendance were Sandi Morgan President, Tom Padgett Vice President, Harold King Treasurer, Fred Forbes Secretary, David Miller, and Donald Wirsbinski. Due to the meeting being held in the Main Dining Room, Ben Butler was unable to attend telephonically.

**2. APPROVAL OF July 26<sup>th</sup>, 2010 BOARD MEETING MINUTES**

Motion to accept July 26<sup>th</sup>, 2010 Board Meeting Minutes was made by Donald Wirsbinski and seconded by David Miller. Motion passed unanimously.

**3. FINANCIAL REPORT– HAROLD KING, TREASURER**

Treasurer King presented a consolidated statement of condition for the Hunters Ridge Community Association as of August 31, 2010, which is added to and made a part of these minutes. Supplemental information was provided the Board members detailing Club line item income and expense for each operating division and provided a copy to be available in the Club accounting office for member review. He summarized Club operations pointing out that each of the three operating divisions, Golf, Restaurant, and General and Administrative showed a positive variance to budget for the eight months ending August 31, 2010. Total operations for the eight months had a positive variance to budget of \$241,086. The Community Association, through August, shows an operational surplus to budget of \$110,725. Club operating funds at the end of August totaled \$1,447,788.01 with an additional \$1,149,715.78 in various reserve accounts. Community Association operating funds at the end of August totaled \$418,565.33 with an additional \$420,376.68 in various reserve accounts.

**4. DISCUSS Status of Sound Barrier for Hunters Ridge – Fred Forbes**

- a. Our State Senator and State Representative have told FDOT and the Governor's Office they support our request for reevaluation of Hunters Ridge for an FDOT sound barrier.
- b. City Council also passed a resolution of support for Hunters Ridge and instructed the Mayor to write FDOT on our behalf.
- c. FDOT has stated that FDOT Headquarters will be responsible to evaluate our request for reevaluation and the issues concerning five other communities which received most favorable beneficial assumptions which resulted in their getting FDOT sound barriers.
- d. Brian Blanchard, FDOT Headquarters called Fred Forbes around the middle of September to discuss our reevaluation request. Mr. Blanchard agreed to come to Hunters Ridge and meet with us prior to forming any conclusions regarding our reevaluation request. Due to Mr. Forbes surgery of September 20<sup>th</sup> we agreed we would schedule his visit to Hunters Ridge for mid October. When we know he is coming, we need all of residents to fill the clubhouse, pro shop, activities center, outdoor social area by clubhouse and the activities center pool and spa. In

addition, we need holes 1-4 and 9 crowded with people, as well as the 4 tennis courts and driving range.

- e. Keep sending emails to Governor, FDOT, and both candidates for Governor. The more emails and letters they get asking for reevaluation and a sound barrier for Hunters Ridge the better our chances of success. Send emails and letters every week.

**5. Hunters Ridge Utility Co. Resolution for Special Called Membership Meeting October 28<sup>th</sup>, 2010 for purpose of purchasing Stock – Sandi Morgan, President**

- a. Sandi Morgan said Hunters Ridge Community Association had been given an option to purchase all the stock or shares of Hunters Ridge Utility Co. for \$1,275,000. The current owners have decided to sell their shares of stock and they have given our community the first right to purchase until October 30<sup>th</sup>. Should the membership vote not to purchase the HR Utility Co., the shareholders will then sell or donate the company to Bonita Springs Utility Co. or possibly another third party buyer
- b. We are therefore calling a special meeting of the membership on October 28<sup>th</sup> for the sole purpose of voting on whether to buy or not buy the utility company.
- c. Provision has been made for any member not being able to attend the October 28<sup>th</sup> meeting to vote by limited proxy.
- d. We would like at least 2/3rds of the members to vote in favor of purchasing the Hunters Ridge Utility Co.
- e. An informational meeting for our members has been scheduled for 5:30 PM on October 13 at the Clubhouse where we will answer questions brought up today and on October 13<sup>th</sup>. We will have professional engineers of Hunters Ridge Utility Co. to discuss the condition of the sewage treatment plant along with our attorney Chris Davies. They will answer questions from the members at this meeting.
- f. Should the members vote to purchase the utility company we would use \$300,000 from our General Reserve Account and finance balance or \$975,000 over 5 years at 4% interest rate. We will use a portion of the current profit or revenue from the annual operating club budget plus \$18month from each member to pay off the loan. Our existing sewer rates will not be increased. There will be no other cost to our members because of this purchase should it be approved.
- g. We will be out from under the regulatory control of the Florida Public Service Commission within approximately ninety (90) days after the purchase because we are a nonprofit corporation and the owners of the Utility Company will also be the customers.
- h. Any annual surplus from the utility company will be used to establish maintenance and re-licensing reserves. The utility plant must be relicensed every 5 years. The current license must be renewed by March 1, 2014. The cost to renew the license in 2010 was about \$65,000 including engineering fees and installation of Department of Environmental Protection updates, approximately \$13,000 year (5 year license period).
- i. We will also own 2 ½ acres of land, the 17<sup>th</sup> pond, the irrigation well and irrigation pump station. In addition, we will become the owners of 4 lift stations.

- j. Tomorrow we will be mailing out a Notice for the Special Meeting of the Membership on October 28<sup>th</sup>, a cover letter explaining the advantages of purchasing the utility company, and a limited proxy to be used by voting members not able to attend the October 28<sup>th</sup> meeting.
  - k. Harold King made a motion seconded by Dave Miller which was passed unanimously after discussion. The motion is as follows: On a motion made by Harold King, seconded by Dave Miller and passed unanimously; it was resolved that the Hunters Ridge Community Association Board of Directors call a special meeting of the members on Wednesday, October 28<sup>th</sup>, 2010 at 3:00pm for the purpose of considering the purchase of all the stock from the existing shareholders of the Hunters Ridge Utility Co. of Lee County, and further that such Notice of this meeting provide information on the reasons for considering this purchase, and that provisions be made for voting through a Limited Proxy should a member not be able to attend the Special Meeting for Members. In addition, the Board approves the text, content, format and content of the Notice, Cover Letter, Limited Proxy, as well as procedures used to permit the voting member to vote on this purchase.
- 6. Appoint Nominating Committee – Sandi Morgan, President**  
Sandi Morgan made a motion to appoint Tom Padgett as chairman of the nominating committee which was seconded by Donald Wirsbinski. Motion passed unanimously.
- 7. Next Board Meeting - October 13<sup>th</sup> at 5:30 PM and October 28<sup>th</sup> at 3:00pm.**  
These meetings are both special called Board Meetings to provide information on the pros and cons of us purchasing the utility co. The meeting on October 13<sup>th</sup> is an informational meeting open to all members. The meeting on October 28<sup>th</sup> is a Special Called Membership Meeting where our members will vote to either acquire or not acquire the Hunters Ridge Utility Co.
- 8. ADJOURNMENT**  
Motion made by Harold King, Treasurer and seconded by TomPadgett to adjourn. Motion passed unanimously without discussion.

Respectfully submitted,  
Fred Forbes, Board Secretary