

Hunters Ridge Community Association, Inc.

Annual Meeting

Thursday, January 20, 2011 – 3:00pm

Clubhouse Main Dining Room

12500 Hunters Ridge Drive

Bonita Springs, FL 34135

The Meeting was called to order by President Sandi Morgan at approximately 3:15 p.m. President Morgan certified that two hundred eighty two (282) unit owners/members were in attendance either by a validated proxy or by signing in for the annual meeting in person. Thus a legal meeting was held.

President Morgan gave proof that legal notice of the meeting, as required by Florida law, was given by the first mailing, which was sent to all unit owners on November 17, 2010, and the second mailing which went out to all unit owners on December 17, 2010.

Barry Pickell, Chairperson of the Election Committee, then stated that the Hunters Ridge Community Association By-Laws, as well as Florida Statutes Chapter 720, provide for nominations from the floor at the Annual Meeting for those who would like to be considered a candidate for the HRCA Board of Directors. Mr. Pickell further indicated that in order to be nominated from the floor, a member may nominate themselves to be a candidate for the Board, or a member may be nominated by another member provided consent of the nominated member was previously given. Mr. Pickell read the name of each of the 8 candidates for the previously nominated candidates for the 2011 Board of Directors and asked them to stand. Mr. Pickell then asked those present if there were any nominations from the floor. Hearing none, after asking those present three (3) times, Mr. Pickell closed the nominations from the floor. Mr. Pickell then asked those members in attendance who were also the voting member for their dwelling unit or units to vote for not more than 7 of the 8 candidates running for election to the 2011 Board of Directors which are listed on the ballots issued to voting members at the registration/check in table in front of the clubhouse. Mr. Pickell asked the voting members to place their ballots in the ballot box. All voting was completed in approximately 10 minutes. The ballot box was removed to the counting room where the ballot counters counted all of the previously received proxy ballots and the ballots cast.

During the ballot counting process, President Sandi Morgan asked Fred Forbes to make a brief update on the status on the request for reevaluation by Hunters Ridge for FDOT to construct a I-75 Sound Barrier. Fred Forbes reported the month of January had been a "rollercoaster" month. On January 6th he had been informed by the chief of staff of state representative Trudi Williams that FDOT did not appear willing to reevaluate Hunters Ridge. On the evening of January 6th he met our newly elected state Senator Lizbeth Benacquisto. Fred Forbes enlisted her support and assistance. The next day we sent certified priority mail a very detail first public records request to the Governor's Office and to the Secretary of FDOT. January 8th the aide to Senator Benacquisto called and said she had setup a fact finding meeting with FDOT, the senator and our executive committee. In addition, state senator Richter's office and Representative Trudi William's office were invited to attend the meeting scheduled for January 19th at 2:00 PM. President Sandi Morgan, Vice President Tom Padgett, Secretary Fred Forbes and General Manager Don Huprich represented Hunters Ridge at the meeting. Fred Forbes made an in-depth presentation on why Hunters Ridge deserved a full reevaluation by FDOT. FDOT announced at this meeting that Hunters Ridge would be reevaluated by an independent consultant. FDOT also stated not only will the South Villas be reevaluated, but also holes 1-4 and 9, the tennis courts, our clubhouse and outside dining area, Activities Center and other related golf course facilities such as the chipping green and putting green. Fred Forbes said based on new information he discovered working up the slide charts for the presentation he felt very optimistic the south villas would get a sound barrier and possibly a sound barrier for the other areas may also be approved. FDOT agreed to have Fred Forbes involved in every step of the reevaluation process.

President Sandi Morgan then gave a report regarding the highlights of 2010. The acquisition of the Hunters Ridge Utility Company was our single largest accomplishment of 2010. Our membership voted to purchase Hunters Ridge Utility Co. for \$1,275,000 by 99% of the total votes cast on October 28, 2010. In addition, the fitness room in the Activities Center was expanded and we replaced the weight lifting combination station with 10 new individual workout

machines or stations. The exterior of the Security Guard House was repainted. All the above mentioned work was performed by our own staff/employees which saved considerable cost. President Sandi Morgan also reported that our fundraiser to provide needed funds for St. Matthew's House and the Cafe of Life of Bonita Springs held on December 6th raised approximately \$11,500.00. President Sandi Morgan said our association had a very good year again due to our outstanding employees and the work and leadership of our General Manager, Don Huprich which has resulted in the club having a cash reserve from 2010 in excess of \$300,000.00. President Morgan also pointed out this is the sixth straight year that social dues, golf dues, trackage fees and our club minimum for food and beverage have not increased. Most other clubs are not able to report increasing cash reserves and dues and fees not being increased.

President Sandi Morgan then introduced Harold King Treasurer to give a more detailed report on how we did in 2010 and to present the recommended level of funding for the 2011 reserve accounts.

Mr. King remarked that this will be a summary of our preliminary year end results which are subject to audit and such other review you may vote on today. All the projects completed in 2010 were completed within the budget and the budget for 2011 was adopted without an increase. At year end, 2010, each of our club operating divisions showed a positive variance to budget. The food and beverage operation and the General and Administrative budgets were linked to account for an expected loss in Food and Beverage with an offsetting surplus in G&A. Food and Beverage had a net loss of only \$94,625 which was \$102,525 better than budget. General and Administrative ended the year with positive variance to budget of \$58,361. These positive variances will be carried forward for the benefit of the Social membership, that part of the Club operation which affects all of the members.

The Golf operation had a net surplus of \$179,876 of which \$159,250 came from new golf memberships. This amount will be considered by the Finance Committee as a possible reserve allocation while the balance of \$20,000 will be carried forward into next year.

In addition to these operations, allocations were made to various reserve accounts. Our Club account reserve at year end amounted to \$249,538 and the Golf reserve account was \$619,393. We should note that the Golf Reserve, although substantial, is very much underfunded. During the past year, \$88,000 from reciprocal play was added to the Golf reserve.

The Community Association ended the year with \$520,300 in various reserve accounts. In the four years since the transfer of ownership, we have reserve accounts totaling \$1,389,034.

In reviewing current cash balances, good receivables, and accounts payable, we expect they will show we began the year 2011 with operating balances in the Club account of \$222,279, in the Golf account \$246,135 with an additional \$159,250 available for reserves, and in the Community Association account \$246,305. The Board will proceed to have an independent audit.

The matter of funding our reserves must be addressed as to full or less than full funding. With the exception of the two villa exterior maintenance reserves, the 2011 budget provides for less than full funding of the other reserves as has been the case in prior years.

The Common Area Reserve is partially funded at \$16,500 a year. Full funding would require an additional \$20.00 a year from each member. The Board recommends retaining the partial funding as provided in the 2011 budget. On motion duly made, seconded and passed unanimously, the members voted to approve the budgeted amount at less than full funding.

The Capital and Deferred Maintenance Reserve will be partially funded at \$50,000 as provided in the 2011 budget. Full funding would require dues to be increased \$265.00 a year. No funding would reduce dues \$90.00 We are currently well

funded for anticipated needs in the near term. On motion duly made, seconded and passed unanimously, the members voted to approve the budgeted amount at less than full funding.

The Golf Reserve is partially funded in the 2011 budget in the amount of \$90,000. Full funding would require a golf dues increase of \$550.00. On motion duly made, seconded and passed unanimously, the golf members voted to approve the budgeted amount at less than full funding.

Barry Pickell, Chairperson of the Election Committee, announced the results of election for the 2011 Board of Directors. In alphabetical order the candidates elected are as follows: Ben Butler, Fred Forbes, Harold King, Dave Miller, Sandi Morgan, Tom Padgett and Don Wirsbinski. Barry Pickell thanked all candidates for the 2011 Board for their willingness to serve our community.

President Morgan then asked those present if there was any old business. Hearing none, she then asked if there was any new business. There was no new business. President Morgan thanked everyone for attending and then made a motion to adjourn the meeting. The motion was seconded and then passed unanimously.

President Sandi Morgan then asked for all north and south villa voting members to remain so that Treasurer Harold King could present the recommended villa reserve amounts for consideration and approval by both the north and south villa owners.

At a meeting of the North Villas at which a quorum was present, the members considered the following:

The North Villas Roof Replacement Reserve is set at \$25.00 a month and is less than full funding. Full funding would approximate \$150.00 a month. On motion duly made, seconded, and passed unanimously, the North Villas members voted to retain the budgeted amount at less than full funding.

The North Villas Exterior Reserve is set at \$35.00 a month in the 2011 budget. This is considered to be full funding for this reserve. On motion duly made, seconded, and passed unanimously, the North Villas members voted to retain the budgeted amount at full funding.

There being no further business, the meeting of the North Villas members was adjourned.

At a meeting of the South Villas at which a quorum was present, the members considered the following:

The South Villas Roof Replacement Reserve is set at \$10.00 a month and is less than full funding. Full funding would be approximately \$90.00 a month. On motion duly made, seconded, and passed unanimously, the South Villas members voted to retain the budgeted amount at less than full funding.

The South Villas Exterior Reserve is set at \$35.00 a month in the 2011 budget. This is considered to be full funding for this reserve. On motion duly made, seconded, and passed unanimously, the South Villas members voted to retain the budgeted amount at full funding.

There being no further business, the meeting of the South Villas was adjourned.

Respectfully submitted,

Fred Forbes, HRCA 2010 Board Secretary