



**Hunters Ridge Community Association
Board of Directors Meeting
Wednesday, July 25, 2012
4:15pm, Clubhouse, Main Dining Room**

1. The meeting was called to order by Fred Forbes, Board President. Also present were Board Attorney Chris Davies, Treasurer Harold King, Vice President Bruce Davie, David Miller, Tom Padgett, and by teleconference, Ben Butler. Secretary Don Wirsbinski was absent. A quorum of Directors was established.
2. A motion was made by Bruce Davie to approve the minutes from the May 30, 2012 Board Meeting. The motion was seconded and approved by all Directors.
3. Mr. Padgett made a motion, on advice by the Hunters Ridge Community Association Attorneys and CPA/Auditor, to acknowledge acceptance of land from Hunters Ridge Utility Company to Hunters Ridge Community Association in order to eliminate all present and future real estate taxes on Hunters Ridge Utility Company. The motion was seconded by Dave Miller and approved by all Directors.
4. Treasurer's Report – Harold King – Treasurer King provided Consolidated Statement of Condition as of June 30, 2012, which is attached and made a part of these minutes. He then gave a summary of income and expense for the 6 months ending June 30, 2012, with variances to budget for each of the operating divisions. This report is attached and made a part of these minutes. He asked that these reports be filed subject to audit.

Mr. King reported that Stroemer and Associates, our independent auditors, had completed the final draft of their audit which is now being reviewed by their various departmental groups. Preparing the audit has been more difficult and time consuming this year because of the need to audit the sewer plant for the first time and on a different regulatory and tax basis than Hunters Ridge and then to report to us as it would appear as an operating division of Hunters Ridge Community Association.

Our Auditors unequivocally recommend, for both tax and audit cost savings, as well as simplifying internal accounting procedures, that we not operate the sewer plant as a separate corporation but rather as an operating division of Hunters Ridge Community Association.

Without objection from the Board Members, we will invite our auditors to present their final report at our November Board Meeting at which time we will have a greater number of our members present.

5. Don Huprich, General Manager, gave an update on the new RFID Security System. The Lee County Sheriff's Department has been updated on our new system as well. The Sheriff's Department continues to remind us to keep all garage doors closed and to call the Administration Office immediately if you have any door to door solicitors.
6. President Forbes gave an update on our FDOT Sound Wall. The 1450' wall should begin construction at any time but could be as late as January depending on how the contractor's schedule is going.

7. Before the meeting was adjourned Mr. Miller asked to make a statement that he would like to be “on the record”: He felt that some of the emails circulating before today’s meetings were uncalled for and the language used in reference to the Board in the emails was personally offensive and hurtful and the author/authors should be ashamed. The Board of Directors work together for the good of the community, in a volunteer position, and the emails circulated have caused division in the community and have pitted neighbor against neighbor. These emails were full of untruths, and anyone who has a question about an agenda item should feel free to contact any one of the Board of Directors or our General Manger for clarification.

8. Mr. Padgett made a motion to adjourn the meeting which was seconded and approved by all directors.

Respectfully submitted,

Harold King, HRC Board Treasurer