



**Hunters Ridge Community Association
Board of Directors Meeting
Wednesday, September 28, 2012
4:00pm, Clubhouse, Main Dining Room**

1. The meeting was called to order by Fred Forbes, Board President. Also present were Treasurer Harold King, Secretary Don Wirsbinski, David Miller, Tom Padgett, Board Attorney Chris Davies and by teleconference, Ben Butler. Vice President Bruce Davie was absent. A quorum of Directors was established.
2. Approval of Minutes
 - a. There was some discussion among the Board members as to the approval of the first set of minutes from the three meetings held on Wednesday, July 25th. A motion was made by Harold King to strike a portion of the minutes of the first HRCA meeting held at 3:45pm. The motion was seconded by David Miller and approved by Mr. King, Mr. Miller, and Mr. Padgett and Mr. Wirsbinski. Mr. Forbes and Mr. Butler voted no.
 - b. Mr. Padgett made a motion to approve the minutes of the Hunters Ridge Utility Company that was held on Wednesday, July 25th at 4:00pm. The motion was seconded and approved by all Directors in attendance.
 - c. Mr. Padgett made a motion to approve the minutes of the HRCA that was held on Wednesday, July 25th at 4:15pm. The motion was seconded and approved by all Directors in attendance.
3. Treasurer King provided a consolidated Statement of Condition as of August 31, 2012, which is attached and made a part of these minutes. He then gave a summary of income and expense for the 8 months ending August 31, 2012, with variances to budget for each of the operating divisions. This report is attached and made a part of these minutes. He noted that each of the operating divisions, Food and Beverage, Golf, General and Administrative, and Sewer Plant were operating through August with positive variances to budget. He asked that these reports be filed subject to audit.
4. Mr. Wirsbinski made a motion to appoint Tom Padgett as Chairperson on the Nomination Committee for 2012-2013. The motion was seconded and approved by all Directors in attendance.
5. Mr. Forbes gave an update on the I-75 sound wall. He advised that the wall would begin construction approximately the third week in January and should be completed sometime in April. We hope to have a ground breaking party and a completion party.
6. Mr. Forbes gave a report on the topic of homeless shelters in the Bonita Springs area. He reassured our residents that there is no discussion at this time for a homeless shelter to be built on the parcel of land to the north of Hunters Ridge. He will keep everyone informed on this topic.
7. An introduction and presentation of proposed revisions for the Hunters Ridge Bylaws, Articles of Incorporation and Master Declaration was made by Chris Davies, Board Attorney. No action will be

taken on these proposed revisions until late November or early December. Proposed changes in the Bylaws regarding staggered terms of the Directors, if approved by the Board, would be a separate ballot issue at that time.

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

Respectfully submitted,

Don Wirsbinski, HRCA Board Secretary