



**Hunters Ridge Community Association
Board of Directors Meeting
Wednesday, February 22, 2012
4:00pm, Clubhouse, Main Dining Room**

1. The meeting was called to order by Fred Forbes, Board President. Directors present were Ben Butler, Bruce Davie, Fred Forbes, Harold King, Dave Miller, Tom Padgett and Don Wirsbinski. A quorum of Directors was determined.
2. A motion was made by Ben Butler to approve the minutes from the January 23rd, 2012 Board Meeting. The motion was seconded and approved by all Directors.
3. Harold King, Treasurer, gave a summary of income and expense with variances to budget for each of the operating divisions, a copy of which is attached.
4. Mr. Forbes gave an update on the Sound Barrier, reminding everyone that FDOT will host a Public Meeting here at Hunters Ridge on March 14th at 6:00pm in the Main Dining Room to receive public input and comment on the construction of our sound barrier. He asked that all members, if possible, try and attend this meeting and plan to speak even if briefly.
5. The Long Range Planning and Finance Committee along with the Membership and Golf Committees made suggestions to the Board as to pricing and payment structure for the cost of Golf Memberships. The following recommendations were made:
 - a. Until May 31st, 2012 any Social Member may upgrade to a Golf Membership for \$19,000.00 with a down payment of \$4,000.00 and five annual payments of \$3,000.00.
 - b. Beginning on June 1st, 2012 three Golf Memberships will be available at \$22,000.00 with a down payment of \$7,000.00 and three annual payments of \$5,000.00.
 - c. After those three Golf Memberships are sold, Golf Memberships will be \$25,000.00 with a down payment of \$7,000.00 and three annual payments of \$6,000.00.

Mr. King made a motion to approve the recommendation from the Finance, Membership and Golf Committees and the motion was seconded and approved by all directors.

6. The Board asked that a notice be sent out to all members asking for volunteers for all 2012 Committees. Those wishing to be considered for a committee should in writing submit their name to the Administration Office along with their committee selection and the reason for their particular committee selection.
7. Don Huprich, General Manager, gave an update on our new RFID Security System advising that it is all coming together as expected and that we would be up and running as soon as we receive the RFID tags and the software required to run the system. He advised that it is probably about 4 weeks away from completion.

Mr. Huprich then reminded all Board members of the letter they each received shortly after the Annual Meeting from a member recommending staggered terms and term limits for all future Board of Directors elections. This type of change is a Board responsibility, and if implemented, would require a change to the HRCA By-laws. He recommended that the Board discuss this in the near future and also poll/survey the entire membership for their thoughts and suggestions.

Mr. Forbes added that a Questionnaire prepared by the Board and General Manager would be sent out to the membership asking for their input on staggered terms and term limits along with other potential By Law changes. The results of this membership questionnaire would provide meaningful input for the items to be approved by the Board and placed on a ballot to be approved or disapproved by the membership.

8. The next meeting date was set for March 28th, 2012 at 4:00pm in the Main Dining Room.
9. Mr. Wirsbinski made a motion to adjourn the meeting which was properly seconded and agreed to by all directors.

Respectfully submitted,
Don Wirsbinski, Board Secretary