



**Hunters Ridge Community Association  
Board of Directors Meeting  
Wednesday, May 2, 2012  
4:00pm, Clubhouse, Main Dining Room**

1. The meeting was called to order by Fred Forbes, Board President. Present were Fred Forbes, Treasurer Harold King, Vice President Bruce Davie, David Miller, Tom Padgett, Secretary Don Wirsbinski and by teleconference, Ben Butler. A quorum of Directors was established.
2. A motion was made by Tom Padgett to approve the minutes from March 16, 2012 and March 28, 2012. The motion was seconded and approved by all Directors.
3. Treasurer's Report – Harold King – Treasurer King provided Consolidated Statement of Condition as of March 31, 2012, which is attached and made a part of these minutes. He then gave a summary of income and expense for the 3 months ending March 31, 2012, with variances to budget for each of the operating Divisions (see attached). Mr. King submitted these reports asking that they be accepted subject to audit.
4. A progress report was given from the Tennis Committee Chairperson, Bob Moe. The committee has met and is in the process of establishing rules and regulations to govern the usage of the tennis courts to make sure that there are always open courts available for members who wish to come and play without being part of a set group and to ensure that outside groups are not playing on our courts without being the guest of a dues paying member who is part of the group.
5. General Manager's Report – Don Huprich gave an update on the RFID Security System. The RFID tags are being distributed and so far everything seems to be working well. The Key Fobs will be available shortly. Approximately 56-57% of our members have picked up their RFID tags.

Mr. Huprich also clarified the duties and responsibilities of the Membership Committee and the process that comes before a decision is made to call a member or members before the Membership Committee. He discussed member suspensions and fines as per Florida Statutes and Chapter 720.

Mr. Huprich also discussed a situation with a tenant on Hunters Lakes Court. He has received a petition signed by many of the Hunters Ridge members who live on this street who are subject to smoke coming from open fires from the tenant's residence. The tenant has been asked to please stop having these open fires, but appears reluctant to do so. As a result of these actions by the tenant, the General Manager, along with the Board of Director's, has deemed this a nuisance. Mr. Wirsbinski made a motion that affirms that this behavior is a nuisance and thus must cease immediately. The motion was seconded and approved by all Directors.

6. Questionnaire for Possible Bylaw Changes – Removed from the agenda prior to the meeting.
7. Request for Information from Members – Removed from the agenda prior to the meeting.
8. The next meeting date will be set after the audit by Stroemer and Company has been received.
9. Mr. Wirsbinski made a motion to adjourn the meeting which was seconded and approved by all directors.

Respectfully submitted,  
**Don Wirsbinski, HRCA Board Secretary**

**OPERATIONS SUMMARY  
MARCH 2012**

**GOLF**

<b>MARCH BUDGET</b>	<b>MARCH ACTUAL</b>	<b>3 MONTH BUDGET</b>	<b>3 MONTH ACTUAL</b>
(\$7,210.00)	\$47,492.00	(\$21,425.00)	\$118,073.00
<b>VARIANCE</b>	<b>\$54,702.00</b>	<b>VARIANCE</b>	<b>\$139,498.00</b>

**FOOD & BEVERAGE**

<b>MARCH BUDGET</b>	<b>MARCH ACTUAL</b>	<b>3 MONTH BUDGET</b>	<b>3 MONTH ACTUAL</b>
(\$37,164.00)	(\$18,512.00)	(\$111,192.00)	(\$44,725.00)
<b>VARIANCE</b>	<b>\$18,652.00</b>	<b>VARIANCE</b>	<b>\$66,467.00</b>

**GEN & ADM**

<b>MARCH BUDGET</b>	<b>MARCH ACTUAL</b>	<b>3 MONTH BUDGET</b>	<b>3 MONTH ACTUAL</b>
\$10,138.00	\$16,136.00	(\$18,836.00)	\$45,870.00
<b>VARIANCE</b>	<b>\$5,998.00</b>	<b>VARIANCE</b>	<b>\$64,706.00</b>

**TOTAL**

<b>MARCH BUDGET</b>	<b>MARCH ACTUAL</b>	<b>3 MONTH BUDGET</b>	<b>3 MONTH ACTUAL</b>
(\$34,236.00)	\$75,656.00	(\$151,453.00)	\$75,656.00
<b>VARIANCE</b>	<b>\$79,352.00</b>	<b>VARIANCE</b>	<b>\$270,671.00</b>

**COMMUNITY ASSOCIATION**

<b>MARCH BUDGET</b>	<b>MARCH ACTUAL</b>	<b>3 MONTH BUDGET</b>	<b>3 MONTH ACTUAL</b>
<b>(\$101,067.00)</b>	<b>(\$163,450.00)</b>	<b>\$47.00</b>	<b>\$126.00</b>
<b>VARIANCE</b>	<b>(\$62,383.00)</b>	<b>VARIANCE</b>	<b>\$79.00</b>