

HUNTERS RIDGE COMMUNITY ASSOCIATION, INC.
ANNUAL MEETING MINUTES
THURSDAY, JANUARY 17, 2013 – 1:30 P.M.
12500 HUNTERS RIDGE DRIVE
BONITA SPRINGS, FL 34135

1. Call to Order – Fred Forbes, President
2. Mr. Forbes established a Quorum of members (173 voted by absentee ballot and 174 members signed in to attend the meeting which is a total of 347 members)
3. Proof of Notice of Meeting was established by advising that a 60 day and a 30 day notice of meeting was mailed to the entire membership, it was also sent by email, it was posted on the Community TV Channel, posted on the website and on all of the various bulletin boards.
4. Election of Directors – Joanne Schoen, Chairperson of Election Committee, asked if there were any nominations from the floor. Hearing none, she asked that all ballots be cast and counted.
5. President's Report – Fred Forbes thanked Board members Tom Padgett and Bruce Davie who have elected not to serve another term. He advised the membership of the many improvements and accomplishments made over the past year:

RFID System

- Hunters Ridge utilizing the expertise of Hunters Ridge member Hal Perlman installed a new RFID security system to control motor vehicular access into our community through the front and back gates for a cost of \$35,000. The system currently controls access into the activities center during after hours by using a fob available for a small cost at the Administrative office.
- Our security staffs have tightened up their procedures to deal with visitors including outside golfing players and guests.
- You may have heard Hunters Ridge is not fully utilizing all the expandable features of the new security system. This is absolutely correct and we intend to expand the use capabilities of our new system. Now the 2013 Board and succeeding Boards and our General Manager in consultation with Mr. Perlman and our security staff will continue to expand our RFID computerized system to further enhance the security and provide convenient features for our members. Please remember, using the additional expandable features will cost us money.

Lift Master Gates

- A review of the most critical security weak points is and has been the number of people who tailgate into the back gate off of Bonita Grande Drive and sometimes the out gate. The Board and our General Manager have recognized this and a new set of gates will be installed inside the slider back gates. These gates are quick reacting and will drop into closed position almost immediately after a vehicle passes through the out gate or enters through the in gate. These new gates should be installed by mid February for a cost of approximately \$10,000.

Electric Service Clubhouse

- We had to totally replace the underground three phase electric service that provides electrical power to the clubhouse due to the original 20 year old underground electric service wires having corroded to a point where the wires and main electric panels were overheating and we could have had an electrical fire in the clubhouse. It did take nearly a couple of weeks to get the work done.
 - Had to get an electrical permit from the City which only took about 3 days.
 - Had to get permission from FPL, pay FPL to provide a crew to disconnect main transformer and reconnect after underground service replace. FPL took nearly two weeks to schedule their crew and show up. Actual work completed in a few hours.
 - Yes, part of that new electric service was damaged by a lightning strike on a transformer. FPL ran a temporary electric service to clubhouse and paid for replacing the lightning damaged new electric service. Time it took to complete the repair was totally at the control of FPL. We paid nothing for that repair!

Bulkhead Repairs to Greens

- During 2012 our Golf Course Superintendent, our contractor licensed General Manager and our maintenance crews rebuilt the heavy timber bulkheads and steel tension cables of #3 and #18 greens plus the walkway to #18 green. As you recall we had a partial collapse of the #3 golf green bulkhead in early spring of 2012. The full rebuild of these green's bulkheads and walkway should be good for 20 years and may have prevented an accident involving either maintenance staff, golfing members or guest players.

Golf Careens Rolling Machines

- For our golfing members our General Manager has purchased a second golf greens motorized rolling machine. Now we have a special rolling machine for the front nine and one for the back nine. Our golfing members and guests I am sure have noticed our greens are now faster and truer than ever!

Chef Monika

- We are sure everyone has enjoyed the meals prepared by Chef Monika. Many of our members have attended Monika's monthly cooking classes.

Clubhouse Doors

- Our General Manager and maintenance staff will be replacing three sets of Clubhouse double entry/exit doors and making needed repairs to the other existing entry/exit doors to bring them up to code.
- The Board and General Manager have seen to getting more flowers added to our common areas to enhance the visual image of our community. This effort will be expanded in 2013.

Repaving

- Recently the General Manager, the Board and Finance Committee recognized the need for starting the repaving of our older streets. Two streets just repaved were Hunters Ridge Blvd. and Buttonbush Place. This work was completed for approximately \$110,000. Although some of you were undoubtedly inconvenienced, considerable efforts at preplanning was made by our General Manager and several members of the Board, security and maintenance staff. Due to this preplanning and personal contact made by two Board members with those residents on Buttonbush Place we minimized surprises and

problems. We will be continuing to repave the older streets over the next four-five years. Eventually we will be repaving the newer north section streets.

Minor Safety trip and fall repairs

- Our maintenance crews have been busy repairing condo walks, villa walks, and common area walkways to eliminate trip and fall areas.

Street Lighting Improvements

- Our General Manager working with FPL has installed additional street lights on Fox Ridge Drive including at the Fox Ridge and Hunters Ridge Blvd. intersection to improve evening security and light for our walkers. Plans are already underway to install street lights along Hunters Ridge Blvd. south of the traffic circle and to where it turns into Glen Hollow Drive.

Committees

- Our committees have been more active than in prior years, but will be even more active in 2013.

Sound Wall

- Groundbreaking and construction is in progress of our new 1450 foot long by 22 foot high sound wall. We started this effort in 2010. There will be a ground breaking party for the I-75 sound barrier wall immediately following today's meeting.

Club Dues

- Our Boards from 2006 through 2012, General Manager and administrative staff have all worked hard at holding down costs. As you know for the 8th year in a row our members have not seen an increase in those expenses. This is unprecedented in the SW Florida area!

Villa Surplus

- We were able to inform by mail all Villa owners that there was a \$210,000 villa maintenance surplus through 2007-2011. We told the Villa owners to decide what the North and South Villa owners wanted done with the surplus. The South Villa owners already made their decision after several meetings and by ballot. The North Villa owners will do the same.

Common Area Maintenance Surplus

- There was a surplus created from 2007-2011 in the common area maintenance line item. After careful study by the Finance Committee, the Board and the General Manager, the Board, at its December meeting, unanimously voted to transfer the \$250,000 surplus into the common area maintenance reserve account which covers road repaving, replacement and major repairs to our property boundary fences, disaster cleanup of common areas.

Financial Condition

- We closed out the 2012 year with \$2,028,634 in total reserve bank accounts and total of \$1,100,473 in cash on hand in our various operating accounts.
- Every year we have tried to improve our financial reporting. Many of our members don't even download or print out the various financial reports readily available on our Hunters Ridge Web Site.

- The best news is after 6 years of owning and operating our community and making improvements every one of those years other than acquiring our privately owned utility company and paying a modest two payment assessment for the inventory, loose equipment, golf course maintenance equipment, golf carts, and furniture our membership has not been assessed for anything! Also important we should be able to make more improvements and major repair without an assessment.
- It is too bad our Federal government for the past 32 years has not been as fiscally sound as Hunters Ridge. Only for a few brief years in the last 32 has our government had a balanced budget. For the last several years there has not even been a budget approved by Congress and the President. We believe the best is yet to come for Hunters Ridge

6. Treasurer’s Report – 2012 Year End – Harold King, Treasurer gave a summary of income and expense for 2012, with variances to budget for each of the operating divisions. He noted that each of the operating divisions, Food and Beverage, Golf, General and Administrative, and Sewer Plant have all operated with positive variances to the budget. He gave a discussion on the 2013 Budget which included no increase in Club Dues, Golf Dues, Golf Trackage Fees or the Food and Beverage Minimum for the eighth (8th) straight year.

7. The membership voted unanimously by voice to keep the club reserve funds, the common area reserve funds and the sewer plant reserve funds the same for 2013.

Voting on villa reserve accounts, roof repairs and painting (villa owners only)

a. The south villa owners voted overwhelmingly by voice to keep their reserves the same for 2013. \$25 per month for exterior maintenance reserves, and \$10 per month for roof replacement funds.

b. The north villa owners voted by a count of 36 to 10 to increase their reserves to the following: \$65 per month for roof replacement reserves and \$45 per month for exterior maintenance reserves.

8. Representatives from the Lee County Sheriff’s Department, give names, gave a talk on the increase in the presence of deputies in the Bonita Springs area and announced that crime statistics are down for Bonita Springs. They reminded the membership that they are the “eyes and ears” in the community and please do not hesitate to call them if anything looks suspicious. Their office number is 99999999 or call 911 if there is an emergency.

9. Mr. Forbes gave an update on the rumor about a homeless shelter being proposed for the tract of land just to the north of Hunters Ridge. Nothing is proposed or projected at this time. He will keep everyone advised if it looks like this could change.

The meeting was briefly put “on hold” while the votes were tabulated.

10. Joanne Schoen announced the results of ballot issues 2, 3, 4 and 5:

The election results for these issues are as follows:

Staggered Terms for the Board of Directors

Yes – 260 No – 63

Changes to the Master Declaration

Yes – 280 No – 48

Changes to the By-Laws

Yes – 271 No – 41

Changes to the Articles of Incorporation

Yes – 279

No – 44

11. Announce Results of Election of Directors. The **seven candidates with the most votes** have won election to the Board of Directors. The results are as follows:

DeCoste	275
Forbes	272
Bell	259
Wirsbinski	242
Miller	227
Moe	206
King	202

Butler	169
Frantz	103
Foote	91
Waldron	90
Zencuch	62

11. Adjournment

Respectfully submitted,
Don Wirsbinski, Secretary