



**Hunters Ridge Community Association
Board of Directors Meeting
Thursday, June 20th, 2013
4:00pm, Main Dining Room**

1. The meeting was called to order by Fred Forbes, President. Directors present were President Fred Forbes, Assistant Treasurer Harold King and Dave Miller. Vice-President Bob Moe, Treasurer Dick DeCoste, and Secretary Don Wirsbinski were on teleconference phone. Hunters Ridge Attorney, Chris Davies, was also present. Director, Bill Bell, was absent. Mr. Forbes established a quorum of Directors and asked that everyone silence their cell phones.
2. Mr. King made a motion to approve the minutes from the May 22nd, 2013 Board of Directors meeting which was seconded by Mr. Miller and approved by all Directors.
3. President Forbes discussed the possible relocation of our existing snack bar to the main pool area of the Activity Center. A floor plan was submitted showing the proposed layout. Mr. Forbes said that the existing equipment would be relocated to this area as much as could be and some additional equipment would be necessary. Along with this relocation, several other things would take place. A grill will be installed so that hamburgers could be ordered. A call box on the 9th tee would be added so that golfers could order lunch and pick it up at the turn, the parking area at the Activity Center would be expanded to accommodate the additional traffic, a bar including draft beer would be added, a sound system would be installed, an additional entry gate will be added to improve the flow and roll down shutters would be installed to secure the area after hours. Mr. Forbes said that the House Committee recommended the relocation of the existing snack bar to the Activity Center main pool area. Also, according to the results of the 2013 HRCA Annual Survey, the majority of the membership that responded was in favor of this proposal. Mr. Miller made a motion to move forward with this project at a cost of approximately \$40-45,000 which was seconded by Mr. Wirsbinski and unanimously approved by all Directors.
4. General Manager, Don Huprich, discussed some recommended changes to current operations. The first area discussed was a change in our Security area. It is recommended that we use an outside security company to staff our security gate. Bids were solicited from four separate security companies, and the company recommended by Mr. Huprich is Barefoot Security. Barefoot Security is a local company with an excellent reputation. The guardhouse will continue to be manned 24 hours, and the evening roaming will also continue. Barefoot Security is also the company being used by Worthington Country Club. The main gate at Worthington is directly across from our "back gate" on Bonita Grande Drive, so we will also know that we have an extra set of "eyes" on that area. The change will not cost our members more money as the new security annual contract of \$162,500/year which falls within the approved 2013 budget. Mr. Huprich suggested if the contractor would accept an 18 month contract instead of the 12 month term it would make the renewal coincide with the approval of the following year's budget. A motion was made by Mr. Moe to award a contract for either

12 months or ideally 18 months at a yearly rate of \$162,500 to Barefoot Security effective June 24, 2013. The motion was seconded by Mr. Miller and unanimously approved by all Directors. The second area discussed was a change in our common area landscaping maintenance. Again, four bids were solicited and Mr. Huprich recommended that Mainscape be contracted for this job. All four of the firms solicited to provide a bid are fully licensed and carry all general liability and workers compensation insurances. They will maintain all the landscaping in all the community common areas as well as all villa and the three condominium association areas. Mr. Huprich pointed out that he discussed this recommendation with the Chairpersons of the Finance and Long Range Planning Committee, the North Villa Committee, the South Villa Committee, as well as the Board Representatives for those committees. There would again be no increase in cost to our members as the new annual contract of \$352,000/year falls within the approved 2013 budgets. Again, Mr. Huprich recommended if possible he would get the contractor, Mainscape, to accept an eighteen month contract to work out with our approval operating budget for the succeeding year. Mr. Huprich pointed out that Mainscape currently provides these services to a large number of gated communities in both Collier and Lee counties and in particular the firm does Palmira and Village Walk landscape maintenance. A motion was made by Mr. King to award the contract to Mainscape for either 12 or 18 months at a yearly rate of \$352,000/year. The motion was seconded by Mr. Moe and unanimously approved by all Directors.

5. Next Board of Directors meeting date will be August 28, 2013.
6. Member comment was taken.
7. The meeting was adjourned.

Respectfully submitted,

Don Wirsbinski, Board Secretary