

HUNTERS RIDGE COMMUNITY ASSOCIATION, INC.
ANNUAL MEETING
WEDNESDAY, JANUARY 22, 2014 – 2:00 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 (161 voted by absentee ballot and 102 members signed in to attend the meeting which is a total of 263 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 all of the current Board members for their service over the past year. He thanked the staff and all committee members who have worked so hard over the last year. He advised the membership of the many improvements and accomplishments made over the past year:
 - No increase in dues for ninth straight year
 - Good Reserve Funds
 - Golf Course Improvements
 - Employee outsourcing in order to become a “small employer”
 - Additional Security Measures/ISN Equipment Installation
 - Increased Security pertaining to Leasing and Guest Stay
 - Hunters Ridge Utility is almost paid off – just received its 5 year license renewal and is running very well. No problems or major issues.
 - New Snack Bar is open. Soon to add a new sound system and upgrade the liquor license to serve alcoholic beverages and also a phone on number 9 tee to call ahead for snack bar orders
 - Plans to renovate and expand the current Grill Room with future plans for Dining Room expansion and renovation
 - With the help of the membership and the External Affairs Committee there were changes to the way homeless shelters are operated in Bonita Springs, the immediate development of the DRGR was halted, and a potential flyover study at Bonita Beach Road and Tamiami Trail was halted.
 - He discussed the status of the “break in’s” over the summer and advised that the membership should not let down their guard but continue to be vigilant with keeping their garage doors shut and all doors and windows locked. He reminded the membership that the Lee County Sheriff’s Office, free of charge, will send a representative to your home to do a home security check to see if you can make some simple changes that will increase your home security. Call Michelle Sargis at 239-477-1804.

6. Treasurer's Report – 2013 Year End – Dick DeCoste, Treasurer gave a summary of income and expense for 2013, 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 2014 Budget which included no increase in Club Dues, Golf Dues, Golf Trackage Fees or the Food and Beverage Minimum for the ninth (9th) straight year. See Attached.
7. The membership voted unanimously by voice to partially fund and to keep the club reserve funds, the common area reserve funds and the sewer plant reserve funds the same for 2014. \$50,000 was added to the club reserve funds, \$25,000 was added to the common area reserve funds and \$25,000 was added to Hunters Ridge Utility reserve funds.

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

- a. The south villa owners voted by voice to keep the \$35 per month for exterior maintenance reserves at that rate. After some discussion, the south villa owners voted by voice to adjourn their portion of the annual meeting to a future date to be announced to consider funding the south villa roof reserve fund. It will remain at \$10 per month until another vote is taken.
 - b. The north villa owners voted overwhelmingly by voice to keep their reserves the same for 2014. \$45 per month for exterior maintenance reserves, and \$65 per month for roof replacement funds.
8. Announce Results of Election of Directors. The three candidates with the most votes have won election to the Board of Directors. Those elected to serve were Bill Bell, David Miller and Don Wirsbinski.
 9. The meeting was adjourned except for that portion previously adjourned to a later date.