



**Hunters Ridge Community Association  
Board of Directors Meeting  
Monday, September 29, 2014  
4:15pm – Clubhouse**

1. The meeting was called to order by President Forbes. Those directors in attendance were President Fred Forbes, Secretary Don Wirsbinski, Assistant Treasurer Harold King and Director Dave Miller. Those attending by conference call were Treasurer Dick DeCoste and Vice President Bob Moe. Director Bill Bell was absent. Also present was General Manager Don Huprich and Communications/Membership Director Chris Durfey.
2. Mr. King made a motion to approved the minutes of the June 19, 2014 Board Meeting which was seconded by Mr. Wirsbinski and approved by all directors.
3. General Manager Don Huprich requested board approval for replacing the old asphalt and concrete walks and paths at the cart barn with brick pavers to match those on the clubhouse lanai. This would begin at the west end of the cart barn, going north across Hunters Ridge Drive at the cart path crossing to the parking lot in the area of golf course hole #18. The cost would be approximately \$20,000 dollars. \$15,000 would come from the golf course reserve funds and \$5,000 would come from the HRCA capital improvement fund. Mr. King made a motion to approve this request, seconded by Mr. Wirsbinski and approved by all directors.
4. Mr. Huprich also requested board approval to plant eleven (11) Phoenix Sylvestris palms in the area of the Security Guard Gate and in the median south of the guard gate to replace the existing oak trees. There would also be some additional beautification landscaping to enhance the palm trees as well as the painting of the roofs of the security gate house and the entry feature walls. The total cost would be approximately \$15,000 and would come from the HRCA capital improvement fund. Mr. Miller made a motion to approve which was seconded by Mr. DeCoste and approved by all directors.
5. Mr. Forbes gave an update on the grill room renovation project and he began by thanking everyone for their patience and apologizing for the inconvenience of having the front lobby entrance closed during this renovation. We have come a long way and the project is nearly complete. A few updates of note: First of all, the capacity of the grill room went from 63 people to 108 with the opening up of the men’s locker room “sitting area” and the old office area for the food and beverage manager. Secondly, the initial budget for the grill room renovation project was \$775,000 exclusive of professional and design fees.

The great news is that it appears that we will stay within that budget including professional and design fees. Our contractor, Naples Build, has been outstanding and we have been able to make “on the fly” decisions for last minute changes. An exact date for opening will be communicated as we get closer to the middle of October.

6. Treasurer Dick DeCoste commented that in late June, we began renovations in the grill room and lobby and we are now heading into the home stretch. There have been some challenges along the way in terms of both costs and schedule but the construction team has been able to confront these issues in a timely way to keep the project moving. This has not always been an easy task so it is worth mentioning how some of the project tasks and expenses have been monitored and controlled.

- With the 25 year age of our clubhouse, we recognized at the outset that we would encounter a number of repairs due to the age of the building. We have kept costs like these separate for their ultimate transfer to our maintenance accounts.
- Details of the contract costs together with items purchased directly by Hunters Ridge were laid out in budget format so that both progress, change orders and expenses could be monitored each step of the way.
- Separate renovation accounts were established to monitor all project transfers and disbursements. Project change orders, either for additions or credits, were tabulated and reported as they occurred - always with an eye to the total budget.
- We also recognized that there would be potential savings that could be achieved in the process through either design improvements, recommendations from the general contractor, expedited payment schedules, cancellations or alternative solutions. Some examples of this include such items as the redesign of work in the new entrance/exit to the lanai, aggressive purchasing of several items including the materials used in contracts for the acoustical tiles, millwork and tile. More than \$90,000 in savings resulted from this effort.

No short cuts were taken when it came to resolving unplanned maintenance repairs. If it was deemed more cost effective to make the repair during construction, then that is what was done. I have been able to stay current with the progress, expenses and financial controls through numerous telephone calls and by almost daily contact with either Don or Fred plus other timely discussions, when needed, with both Harold King and our controller. The Board’s original commitment was to complete the renovation of the grill room/lobby at a cost not to exceed \$775,000 which excluded the expenses paid for professional services and fees. With less than a month remaining on the project, I am confident that we will meet or beat this commitment. Mr. Forbes also commented that the membership had concerns about the acoustics of the room. Virtually 100% of the

ceiling in the new grill room is now covered with acoustic material which absorbs 95% of sound. Also, in relation to the paver work by the cart barn that will shortly begin, we have used our own staff to remove some of the trees and islands in the parking lot by the Activity Center. This asphalt in this area was pushed up substantially by tree roots. We gained three parking spaces by narrowing the islands.

7. The meeting was adjourned by Mr. Forbes at approximately 5:00pm