



**Hunters Ridge Community Association
Board of Directors Meeting
Wednesday, April 30, 2014
2:30pm – Main Dining Room**

1. Mr. Forbes called the meeting to order, established a quorum of Directors and asked that everyone please silence all cell phones. Those Directors in attendance were Fred Forbes, Bob Moe, Dick DeCoste, Harold King, Bill Bell and David Miller. Hunters Ridge attorney, Chris Davies was also in attendance.
2. Mr. King made a motion to approve the minutes from the February 26, 2014 Board of Directors Meeting which was seconded by Dick DeCoste and approved by all directors.
3. An update on the Grill Room Renovation Project was given. Mr. Forbes advised that once a general contractor was hired that he and Don Huprich would be onsite daily to review all work done by the contractor. The status of the budget for this project was given by Dick DeCoste. He advised that the money for the grill room project would come partly from the social non-golf reserves and the rest would come from cash on hand (working capital). The exact budget has yet to be determined. Once the bids are in place and the exact figures known and the drawing specification are done then the budget will be announced. All bids will comply with Florida Statute 720.355. Part of the renovation project will require some asphalt work to be done in the dumpster area of the clubhouse. When the asphalt company comes other needed road repairs will be done at the same time. It was asked that you contact Chris Durfey in the Administration Office if you see a crack, etc on your street and she will keep a list. The firm of Denise Ward, Interior Design showed the Board and the audience some design ideas for the new renovation project. The Administration Office has set up a link on our website that will take you to a renovations update page where all of the renovation emails and letters are posted and when available pictures of the renovation will also be posted.
4. Dick DeCoste gave a Treasurer's Report which is attached. John Stroemer and Keith Wheeler from Stroemer & Company gave a brief synopsis of the 2013 Audit. Hunters Ridge received a "clean" report and is financially very sound.
5. Committee Reports – Committee Board Reps/Committee Chairs
 - a. David Miller, Social Committee – Mr. Miller advised that the committee is reviewing the entertainment survey and that most of next year's entertainment is booked. There will be pot lucks this summer and hopefully "The Ridge" will be used more often for entertainment events.
 - b. Bill Bell, House Committee – The committee is working on a Food and Beverage survey that will be emailed to all residents in the very near future. The committee

would like to know what the Hunters Ridge members believe can be done to enhance their Food and Beverage experience and what direction the area should take in the future.

- c. Bob Moe, Tennis Committee – The har-true tennis courts we currently have use a hydra water system for watering of the courts. This system may have to be replaced in the near future. The schedule is being looked at for next year.
 - d. Don Redford, Architectural Review Board – Mr. Redford submitted two bids to the Board for replacement of all street signage in the community.
 - e. External Affairs, Fred Forbes – Mr. Forbes announced that an e-blast would be sent out to all residents asking that they participate in an email campaign to oppose a flyover/overpass study at the intersection of Bonita Beach Road and US 41. Also work is still being done to oppose the development of the DR/GR in our area.
 - f. Fred Forbes, Single Family Home Committee – The Single Family Home Committee was formed at the last board meeting and will be constituted and formatted as all committees in Hunters Ridge. An e-blast will be sent soliciting committee volunteers.
6. A discussion about MainScape was added to the agenda because of some emails sent by members to the Board of Directors regarding the use of MainScape. Mr. Huprich reminded everyone why the common area grounds maintenance was outsourced last summer. We continue to be on top of them and feel that they are improving in their service to the community. Mr. Moe and Mr. DeCoste suggested that perhaps a Hunters Ridge employee could serve as a liaison between the homeowners and MainScape to make sure they are being detailed when they do their job. In reference to general landscaping in the villa areas the membership is advised that many oak trees in the community will be thinned out and/or removed over the next several years.
 7. Next Board Meeting – To be determined.
 8. Member Comments – One comment per household, two minutes per person. Speaker must be an actual member of the Hunters Ridge Community Association.
 9. Adjournment

Treasurer's Report - 1Q, 2014, for April 2014 Board of Directors Meeting

Golf

Total revenues of \$457,017 for the quarter were down about 3% compared to both last year and this year's forecast. The 7% increase in guest fees did not offset the lower revenues that resulted in both dues and trackage. We budgeted for 315 active golf members this year and have started the year with only 300 - so dues and trackage fees compared to the budget will continue to underperform for the balance of the year.

Golf course expenses, at \$289,732, were 2% under forecast and 6% lower than last year's results. While cart barn wages were over forecast due to the busy first quarter, total golf expenses were about equal to budget resulting in a net surplus of \$66,671 for the first quarter of golf operations.

Equity payments and outside reciprocal play added \$48,624 to golf reserves for the quarter.

Restaurant

For the quarter, food sales for both the restaurant and new snack shop were \$205,796, up 7.5% over forecast. While Grill Room bar sales were off 12%, this loss was more than offset by an increase in Snack Shop bar sales. This resulted in total food and bar sales of \$264,509, an improvement of 2.6% compared to budget.

The gross surplus (or revenues minus cost of goods sold) amounted to \$146,122 or 55.2% of sales down about 2% from 2013's average gross surplus. Corresponding Restaurant, Grill Room and Snack Shop expenses were \$204,609 resulting in a net loss in the quarter from restaurant operations of \$58,488.

General & Administrative

Including the annual Reserve allocation in this quarter, income was \$351,967 - about equal to budget and last year's results. Lower Activities expenses and lower Security contractual costs resulted in total G & A quarterly expenses of \$332,068 - an improvement of 11% over forecast - and a net G & A operating surplus of \$19,899.

Sewer Treatment Plant's operating revenues and expenses were in line with the budget. Excluding the annual allocation for Reserves that is taken in this quarter and given the bi-monthly billing process, the plant operated at a loss of \$3,655.

Combined operations of Golf, Restaurant, G & A and Treatment Plant, excluding equity golf payments and outside reciprocal play, generated a surplus of \$24,427.

Common Areas

Common Area income and expenses for the quarter were \$179,491 and \$171,992, respectively, which resulted in a small surplus of \$7,499. Both income and expenses were in line with the budget.

Villa income and expenses were also in line with their forecasts with income and expenses amounting to \$127,327 and \$127,485, respectively. Single family homes' quarterly expenses of \$1,842 were higher than forecast during this period due to light bulb replacements.

Other

Our 2013 audit by Stroemer & Company has been completed and will be presented later in this meeting.

rad, 4/28/2014