

**HUNTERS RIDGE COMMUNITY ASSOCIATION, INC.**  
**ANNUAL MEETING**  
**WEDNESDAY, JANUARY 21, 2015 – 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 (167 voted by absentee ballot and 200 members signed in to attend the meeting which is a total of 367 members).
3. Proof of Notice of Meeting was established by advising that a 60 day and a 15 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 – Ed Mueger, Chairperson of Election Committee, asked if there were any nominations from the floor. Hearing none, he 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. Members of the Lee County Sheriff's Department spoke for a few minutes about a new community liaison project and answered questions about the new program. After they were done Mr. Forbes advised the membership of the many improvements and accomplishments made over the past year:
  - Completion of Snack Bar "The Ridge"
  - Gritting Plans, Building permits and Competitive Bids for Major Renovation of the Grill Room Completed by June 14th
  - Successfully overseeing adopted budget \$775,000 excluding building permit, professional fees and miscellaneous costs like reproduction of drawings
  - Grill Room completed a few days less than 4 months under budget and in fact we included excluded items
  - Acoustical issues with the Grill Room vastly improved
  - Draft Beer lovers have 8 flavors of beer to choose from
  - Completed project has resulted in much better drink service being able to support two bartenders and when necessary some additional bartending help
  - The results of the Food and Beverage Survey of last spring indicated the overwhelming majority of those completing the survey wanted no more preprocessed or pre-prepared food being served at our Club which the Board and Management addressed by eliminating pre-prepared food from the menu after the summer shutdown. Now everything made from scratch and the ice cream homemade at Royal Scoop Store in Bonita Springs
  - Another improvement is better service
  - Our new Food and Beverage manager who started this Monday is immediately embarking on developing training and procedures for all servers and expeditors,

- reviewing all pricing, improving menus, upgrading house wine quality and selection and proposing special food and beverage service events
- Our F&B Manager will also as he has at other clubs be regularly meeting with the executive committee of the Board, as well as the Board Rep and the House Committee to discuss all these things, seeking their input and going over the Profit and loss not only monthly, but for specific events
  - Our new F&B Manager will be a key player in helping our Club when the new Dining Room and expanded kitchen reopens next early December to take Food and Beverage Service to the long awaited next level of country club service
  - We have successfully completed a master plan for the renovation and expansion of our Clubhouse
  - The Board and a core group did successfully develop a strategy for financing our Clubhouse project.
    - Mortgage not a realistic option due to 2/3rd of membership or 371 members would be required to vote in favor
    - Member loans appeared to be only viable method to finance the project
    - Fortunately we had three members who voluntarily offered to invest in our community up to approximately \$3,000,000
    - The Board and its CORE group felt it was important to our membership to allow those who wanted to invest or loan \$50,000 or more to participate and offer them the same terms and interest rates as the three major investors
    - We have approx\$700,000 in the smaller investors loan commitments over \$350,000 in onetime member payments to repay the member loans
  - Our membership overwhelmingly by approx. 80% of those 350 members voting approved the Clubhouse renovation project
  - We in late November did interview 2 architectural firms and 4 Construction Management firms to insure we get our Clubhouse project underway in April. In fact the architectural firm we selected is here today and shortly you will be able to give your ideas on things you would like to see incorporated into the final construction plans.
  - The Board and Long range Finance Committee has not lost sight of the need to add-on to the Activities Center to provide more gym workout equipment space, update the gym equipment, add a large multipurpose room for exercise classes and a quality multimedia (theater) room
  - We have another goal to increase the size of our pool deck
  - Our Board did successfully pursue getting a full service liquor license not only for the Snack Bar, but also the Activities Center so now cocktails and wine can be served at pool side and during events in the Activity Center including Friday night movies.
  - Our Board, as well as the ARB is committed to the vision of adding more residential decorative and needed street lighting, mailboxes and attractive signage
  - Our Board will be asking the ARB to visit the currently adopted color palette after first reviewing what other pier group communities have adopted and enforced

- I personally hope in the following several years to have an Ad Hoc number of members, representatives from key committees and several Board members to review the rules and regulations that members are to follow; after reviewing develop a slate of ballot issues for the members to vote which allow the membership to vote on recommended changes or leave a particular rule as is. The result a set of rules adopted by the membership which are much more enforceable and were recently updated by the membership
- We will be addressing the sewer rates and that would be done again by an Ad Hoc Committee representing a fair and equal number of members and several Board Members to review the existing rate compared to BSU's rate, as well as other applicable rates for community owned treatment facilities. I will trying to get the use of golf course water to single family home owners and the north villas approved by our regulatory agencies namely SFWMD
- For 2015 the call for volunteers for committees will be EBLASTED out Thursday or Friday. The Board we strive to encourage board reps and the Chair of committees to create working subcommittees so more members can participate. In addition, We are creating three new committees or two new commi8ttees and a major subcommittee. A Christmas/Holiday Decoration and Beautification Committee with several major subcommittees, a Safety Committee and a large committee or subcommittee or committee for Special Events - Super Bowl parties, Kentucky Derby party and many other special events
- This year the Board will make every effort to get the input from all our members on the management Contracts and related contract
- We will be working on updating the HRCA Employees handbook, HR Best practices, and other policies and procedures
- With respect to the audit of 2014 our Board will be making sure the auditor does look into a number of items raised during the recent month, our treasurer may have more to say on this during his presentation
- I don't know what the results of the election will be if I did I could always make money in the stock market. I personally hope this community will heal and longtime friends who became not speaking or golfing friends will come back together. If this divisiveness continues it will have significant short, mid and long term adverse on the entire community. In the spirit of starting this healing I want to reiterate the Board will have several meetings over the next several months to discuss the proposed agenda items from the petition who many of you have signed for various good reasons such as, yes I feel we need to discuss some or all of the proposed agenda items. Therefore, I personally and I am sure the 2015 Board does not want the creators of the petition to present us with the signed petition so as to make sure the names of those signers do not become known to promote the coming back together of our community. After these meetings are concluded then if members of our community still want another meeting creating a new petition may be an option to be pursued or just discourse.

- Mr. DeCoste our treasurer will be providing you today and by prior communications information which should enforce the HRCA is financially strong.
  - Finally I would like every member here to thank Harold King supported by his wife Ann king for his hard work on behalf of our community for approximately 5 years of service to the Board which existed before HRCA took over community in January 2007 and his continuous service on our 2007-2014. Harold was treasurer 2007-2012 and assistant treasurer 2013-2014. Harold and Dick DeCoste, myself and our GM was the CORE Group that brought our Grill room project under budget and on time. Harold King has retired from the Board and his sage advice and comments will be missed. I am sure Harold will informally assist the Board and its treasure in the future years. Let's have a big round of applause for retiring Board Member Harold King.
  - Now I am going to introduce GMA Architects so that members can stand up give their suggestion or ideas for consideration for incorporation into the Clubhouse project. Chris Durfey will transcribe these ideas. We will transmit them to GMA and there will be one more opportunity for member input in about 10-14 days and members can also email their ideas in.
  - Special Study Group Cable TV (Comcast Contract expires June 1, 2015)
    - Optical Fiber Cable preferred method for transporting TV, internet and phone signal
    - Even if we selected another provider other than Comcast such as Century link, Hot Wire TV or LiteStream all of which we have had presentations from if we should decide to give any provider other than Comcast a contract new provider cannot install new cable and conduit inside the community and have up and running by June 1st.
    - So our Committee, Board, and members really have two choices
      - Do nothing as far as informing Comcast we don't want to renew contract and the Comcast Contract automatically renews for 1 year to June 1st, 2016 then proceed to develop a RFP to get specific proposal from all interested vendors and award by membership approval a contract by late summer or very early fall 2015
      - Or, get a detailed proposal from a RFP we can develop from Comcast by mid-March or earlier whereby if Comcast gives us a very good proposal present to membership that proposal to approve and if not approved then let contract automatically renew for 1 year as described above
      - The Study Group is committed to getting the most cost effective deal for our membership and letting the membership not the Board make the decision as to which provider and options of service HRCA eventually contracts for.
6. Treasurer's Report – 2014 Year End – Dick DeCoste, Treasurer gave a summary of unaudited income and expense for 2014, with variances to budget for each of the operating divisions

### Golf

Course income, at \$1,460,148 was about equal to the budget in all of the categories but ahead of last year by more than 2%. Both Golf Course and Golf Shop expenses at \$1,425,232 came in under forecast and under last year's results producing a net surplus of almost \$35,000 (\$34,916).

We again had a good year in golf reserve contributions. Less outside play compared to last year at about \$69,000 (\$69,301) were partially offset by an increase in equity membership payments for a total year contribution to reserves of \$126,000 (\$126,219). For the year, a total of \$72,849 was used from golf reserves for various course improvements and we ended the year with a reserve account balance of \$1,035,271, an increase of more than 9% (9.3%) over December, 2013.

### Food & Beverage

We ended the year with total sales of about \$724,000 (\$724,215) which exceeded forecast and, compared to last year, represented an increase of almost 10% (9.7%). Dining Room sales at \$473,662 were 6% (6.2%) ahead of last year and "Ridge" sales were \$70,741 or more than \$51,000 (\$51,299) higher than last year. At about \$135,000 (\$134,513), Grill Room Bar sales were down about 5% (4.9%) from 2013.

Total cost of goods amounted to about \$314,000 (\$314,026) or 43.4% of sales compared to 40.0% for all of 2013. Total expenses for the Food & Beverage operation were \$705,210 resulting in an operating loss of about \$295,000 (\$295,021) or 48% higher than forecast. Major contributors to this higher loss compared to forecast were kitchen and restaurant salaries as well as employee related expenses such as Health Insurance and Taxes.

### General & Administrative

After taking the \$50,000 deduction for reserves, total revenues of \$1,601,285 were about 2% (1.7%) ahead of last year's results principally due to higher fee and lease application revenue. Total expenses at \$1,392,056 were down more than 9% (9.2%) compared to last year resulting in a surplus of more than \$209,000 (\$209,229).

### Waste Treatment Plant

Total Plant revenue of \$334,702 was down more than 11% (11.6%) compared to last year. Total expenses, less depreciation, amounted to \$267,000 (\$266,596) or about 11% (11.1%) lower than 2013 and resulted in a surplus of about \$68,000 (\$68,106).

Total revenues and expenses from all departments resulted in a surplus for the year of \$17,000 (\$17,230).

### Common Areas

Common Area revenues of \$716,521 exceeded expenses of \$688,834 producing a surplus of about \$28,000 (\$27,687). Total North and South Villa income amounted to \$509,300 after deductions for reserves. With expenses totaling \$513,005, a small combined Villa loss of \$3,705 resulted. For our single family homes, revenues essentially offset expenses for the year.

Reserves

(Motion #1 by Gary Tinkel)

**I move that we fund the following reserve accounts for 2015, in the same amounts as last year, in the amounts of:**

- **\$50,000 - Social Non-Golf**
- **\$25,000 - Community Association**
- **\$25,000 - Waste Water Treatment Plant**

The motion passed unanimously by voice vote.

Motion #2 by Jim Sido (for **Golfing members only**).

**In the same manner as last year, I move that we contribute no member funds to the Golf Reserve Account for 2015 and that this Account continue to be funded from a combination of outside play revenues and equity membership payments.**

The motion passed unanimously by voice vote.

Motion #3 by Jim Sido (for **North Villa members only**).

**I move that we fund the following North Villa reserve accounts for 2015, in the same funding amounts as last year, as:**

- **\$45 per member per month - Exterior Account**
- **\$65 per member per month - Roof Replacement Account**

The motion passed unanimously by voice vote.

No motion needed for South Villa members as they have previously voted and approved funding of:

- **\$35 per member per month - Exterior Account**
- **\$10 per member per month - Roof Replacement Account**

7. Announce Results of Election of Directors. The four candidates with the most votes have won election to the Board of Directors. Those elected to serve were Dick DeCoste, Joanne Schoen, Fred Forbes and Bob Moe. Directors with unexpired terms remaining on the Board are Bill Bell, David Miller and Don Wirsbinski.

8. The meeting was adjourned.