



**Hunters Ridge Community Association
Board of Director's Meeting
Wednesday, May 13, 2015
4:00pm – Clubhouse**

1. Mr. Forbes called the meeting to order; established a quorum of Directors and asked those present to silence cell phones. Those Directors in attendance were Fred Forbes, Bob Moe, Dick DeCoste, Don Wirsbinski, David Miller and Joanne Schoen. Bill Bell was absent. Hunters Ridge attorney, Chris Davies was also present.
2. Mr. DeCoste made a motion to approve the minutes from April 22, 2015 which was seconded by David Miller and approved by all Directors.
3. Mr. Forbes gave an update on the Main Dining Room Renovation Project and the schedule of construction. The project will begin in the next week or so. Please remember that the construction area will be off limits to everyone.
4. Mr. DeCoste gave an update on the Main Dining Room Renovation Project and its financing. As it stands to date, the upfront member paid assessments and the member loans amount to about one million dollars. The member financing program was very successful. The target date to reopen the Main Dining Room will be early December and every effort will be made to improve upon this reopening date. The lanai and the men's and ladies locker/rest room areas should be completed in October.
5. A motion was made by Don Wirsbinski to accept the recommendation of the General Manager to take the necessary steps for the club to go to a "cashless" system effective September 1, 2015. The motion was seconded by Bob Moe and approved by all Directors. This means that no cash will be accepted by the club for payments or at the point of sale. Credit cards may be used at all points of sale, including American Express. In an unrelated matter, it was also approved that the accounting office will no longer accept checks from International/Canadian banks.
6. On motion by Bob Moe, the Architectural Review Board's recommendation to install new mailbox posts, mailboxes and lights on Sweet Bay Lane only in fall 2015, was tabled due to information that the City of Bonita Springs will be instituting a Dark Skies ordinance in a few years that will affect the type of lights used in the community. More research is needed before a project of this scope can begin. The motion was seconded by David Miller and approved by all Directors. The Board thanked Don Redford and the Architectural Review Board for their time and effort on this subject.
7. Mr. Forbes gave an External Affairs update advising that two major announcements were made relative to proposed developments which will be very near to Hunters Ridge Golf and Country Club
 - a. The parcel of heavily wooded land beside I-75, immediately next (north) to hole #3 beside our front gate and immediately beside our entrance road, Hunters Ridge Blvd. from Bonita Beach Road to our front gate is the area a not for profit organization intends to construct a 140,000 sq. ft. or larger TV/Movie Studio with

outside storage and parking facilities. The building would be minimally 35 ft. high or taller. The not for profit organization has been told by City Council and Staff that they need to bring Hunters Ridge into the process of getting the project approved by City Council. HRCA and its members will request heavy screening of the building, outside set storage and parking areas from our entrance road and hole #3 with well-designed landscaping in front of the facility along Bonita Beach Road. In order to develop this property the land must be rezoned which automatically means approval by City Council and public input at zoning board hearings and City Council Hearings before the project is approved. This proposed deal we believe is contingent on financing. If this development proposal obtains financing and it is constructed we believe it will not generate near as much traffic as other types of uses such as hotel/motel with a restaurant, a retail establishment, a Cracker Barrel type restaurant, a large restaurant with cocktail lounge.

- b. The preferred site for Lee County Board of Education to construct a full service high school in Bonita Springs is at the Northwest corner of Bonita Beach Road and Bonita Grande, the former 68 acre+/- site for a Super Wal-Mart. The Lee County Board of Education has found sufficient funds to buy the site and construct the full service high school. The high school facility will also include a football stadium, a football and band practice field, a basketball arena (probably designed for multipurpose other uses) and parking. Supposedly the school facility and curriculum is going to be a "flagship" model which means higher level math, science and computer oriented classes. We along with Worthington Country Club, which is closer to the site, will through public comment to the Lee County Board of Education and to a much lesser amount the City Council, will be making public and written input requesting the football stadium, practice field and basketball arena be located as far from Bonita Beach Road and Bonita Grande as possible. In addition we will request significant landscape screening especially along Bonita Beach Road. The school will increase traffic along Bonita Beach Road and Bonita Grande, but we believe less than a Super Wal-Mart anchored shopping center as currently zoned for. Construction of the high school will start in the fall of 2016. We believe there will be a synchronized traffic light installed at our main front entrance road and Bonita Beach Road.

We will keep all our membership advised on this development and other proposed developments near Hunters Ridge as they materialize.

8. The meeting was adjourned.