

HUNTERS RIDGE COMMUNITY ASSOCIATION, INC.
ANNUAL MEETING
WEDNESDAY, MARCH 23, 2016 – 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 (172 voted by absentee ballot and 113 members signed in to attend the meeting which is a total of 285 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. Jerry McNulty who is part of the Public Services Unit of the Lee County Sheriff's Department spoke for a few minutes about his role as a gated community liaison and answered questions about the program.
6. President's Report – Fred Forbes thanked all committee members who have worked so hard over the last year. 2016 Committees will reconstitute in a few weeks. He also advised the membership of the many improvements and accomplishments made over the past year:
 - Dick DeCoste, Fred Forbes and General Manager Don Huprich with assistance from Don Wirsbinski developed a very successful member loan financing program for our Clubhouse project which was successfully completed in early 2016. Total funding from members in support of the project amounted to \$880,000 in larger loans, \$610,000 in other loans and \$532,000 in upfront assessment payments.
 - The core group of Fred Forbes, Dick DeCoste and Don Huprich, GM, oversaw and directed the professionals of GMA, Architects and Don Garrett, Construction Manager and Denise Ward Interior Decorator. Some of the key decisions made included:
 - Increased the length of clubhouse project by 21 ft. which also increased our new kitchen's length 21 ft.
 - Directed the architects to design the ceiling as we have it today which is pleasing to the "eye", but provides the needed sound treatment allowing table conversation while entertainment is going on.
 - We insisted on the installation and location of the 24 ft. long NANA Door bringing the outside inside and the inside outside
 - Insisted our toilets be in rooms instead of inside toilet partitions

- Our efforts while not totally complete have provided a Clubhouse dining room which has repeatedly handled 230-270 while being configured for a band and dance floor
- Yes, there have been a few bumps in the road, but now we are offering “fine dining on Saturday nights” with staggered seating hours accommodating 180
- We have a record number of members and guests signed up for our Easter Buffet, 350
- We believe there will be a number of special events parties already scheduled like the Kentucky Derby Party
- Thanks to the efforts of our Social Committee we have great entertainment acts already booked for 2016 and beyond
- We have concluded we will try to book a couple of night club shows per season so watch the ScoreCard for when, in the 2016-2017 season, these acts will be at Hunters Ridge
- As usual, as this season ends, we will be reducing activities consistent with the demand; however, there will be plenty of opportunities to dine at our Club and the Ridge, as well as have your beverage of choice
- Our Food and Beverage operation is, thanks to recommendations of our House Committee, becoming more and more computerized so we can better control and know our cost of items on the menu and our beverages. Country Clubs historically have not given cost control its important place in running F&B. Thanks to the efforts of our Club House Mgr., General Manager, Board Rep to House Committee and members of the House Committee we are moving towards implementation of significantly improved cost and inventory controls
- During last 25% of the Clubhouse project construction Phase, I found out on October 7th something was up as far as the Bernwood site just to the north of us, which by October 13th was confirmed to be a High School and athletic complex. This major threat to the life style and quality of life and future of our community as we know it went on until mid-December 2015 and literally consumed around 90% (some days 100%) of my time, as well as a great deal of Dick DeCoste’s, Don Hubrich’s and Jim Sido’s time. Needless to say thanks to the help of Mayor Elect Simmons, Councilman Elect O’Flinn and H. A. Street, the School will not be built in Bernwood and we will not lose our entry road.
- We will be issuing a very detailed Strategic Planning Survey before the beginning of May which will take about 30 minutes to fill out on line or hard copies can be filled out and our Admin Office will input the answer provided by those members filling out the hard copy. What are your thoughts? Do we need to take a pause and replenish our capital reserves, or move forward with a modest assessment to continue updating our existing facilities, roads, street lighting, activities center; establish long range priorities; determine the memberships overall satisfaction with the dining room décor; enhance the lanai; and a host of other proposed projects like a new fountain in the traffic circle. We need to know what you think and this Survey is your way of letting us know.

- We will be doing in 2016;
 - replacement of Master Irrigation pump and control station and building already approved at \$310,0000.
 - Replacement of 1988 vintage windows in Clubhouse ProShop, Grill Room, Cupola Tower and F&B area Mgr.'s Office for approx. \$85,0000
 - Replacement of Clubhouse and Pro Shop entry and under canopy existing concrete and ramps along west and south sides of Clubhouse with pavers and making Clubhouse and ProShop ADA accessible estimate approx. \$90,000
 - Major task of the Board and Administration 2016:
 - Strategic Planning Survey and interpreting results of Survey
 - Utility Rate Study
 - Completion of Comcast Rollout and installation of fiber optical cable throughout the community
 - Summer Maintenance of Golf Course
 - Enhancement of F&B Services and Events
 - Revisiting Rules in Master Declarations regarding Members and Membership Preapproval
 - Enhance our Communications with our membership
 - We want to thank all of our staff, management, committee chairs and volunteer members and special study groups for their hard work of the past year
 - Especially want to recognize the Cable TV and Internet Special Study Group of Tom Ralston, Bob Walters, Frank Caldwell, Jim Sido, Dick DeCoste and myself
 - Thank each member of our Board for their work and support of the other Board members and community
 - Thank our great kitchen and Food Service staff who kept us afloat during the period from July 4th weekend to mid-January without a dining room or kitchen and also reduced the anticipated loss by about \$50,000
7. Treasurer's Report – Dick DeCoste, 2015 was a good year for Hunters Ridge and its members. The Clubhouse, Restaurant and Kitchen were expanded and upgraded after the successful completion of the Grill Room renovations and the newly upgraded Ridge snack bar. It was a year filled with meetings to support these many accomplishments. Regular standing committee meetings took place on a multitude of issues but also special study groups were appointed - like the search for our next cable and internet supplier. Many meetings composed of talented people interested in helping our community to grow and I, and the rest of the Board, thank you for your efforts.

Meetings, earlier in the year, with those members who invested and financially supported the Clubhouse renovation project resulted in our being able to internally fund this important project. Meetings and interviews with Contractors and Architects for the Clubhouse project

followed during the first and second quarters of the year which resulted in our final selection of Garrett Construction and GMA Architects for the project. The special cable & internet committee's preparation of specifications and many meetings held throughout the year with various suppliers led to the final selection of Comcast as our cable and internet provider for the next seven (7) years. Mid-year, we shut down the kitchen and dining room operations to start the Clubhouse renovation project and began regular project meetings to track the progress and cost of the renovation work. Finally, a series of both internal and external meetings were required to make our voices heard on the location of Bonita Springs new high school.

LET'S TAKE A LOOK AT LAST YEAR'S RESULTS - Hunters Ridge's operating departments of Golf, Food & Beverage, G & A and Treatment Plant collectively contributed \$5.3 million in revenues. After including all expenses, we generated an operating surplus of more than \$60,000 for the year - a truly remarkable result when you consider that the kitchen and dining room were closed during half of the year. All departments contributed to this surplus, even Food & Beverage, when their offsetting forecasted subsidy came in with an improvement of about \$27,000 compared to last year.

THE FOOD & BEVERAGE operations for the year and especially the kitchen staff, serving staff and other supporting staff and management employees are to be commended for their outstanding performance in maintaining restaurant operations while both the kitchen and main dining room were closed. F & B revenues actually increased by 1.3% over last year to about \$734,000 while losses were minimized. Now, with the startup of our new kitchen & dining operations behind us, all staff members are making a major effort to further improve their part of this important operation.

GENERAL & ADMINISTRATIVE revenue for the year was \$1.5 million including an offsetting subsidy for the Food and Beverage operations.

GOLF revenues were also \$1.5 million for the year, about equal to last year, while expenses were higher by about 1.0%. Additions to 2015 golf reserves amounted to about \$57,000 for reciprocal/outside play plus \$102,000 for new equity memberships. Aerification, verticutting and top dressing/sanding of fairways together with other improvements were made to the course during the summer months. Other notable improvements included a major upgrade to the men's and women's locker room restrooms, a new facelift to the ProShop and a new practice putting green.

WASTE TREATMENT PLANT revenue of about \$329,000 again exceeded expenses by \$33,000.

REVENUE FOR THE MAINTENANCE of Common Areas, Villas and Single Family homes amounted to more than \$1.2 million and about equaled their expenses for the year.

Finally, although we do not fully fund our Reserve Accounts, RESERVE CONTRIBUTIONS for the year from all entities amounted to about \$480,000 or 9.0% of the total budget.

All in all, a very successful year financially with the more than \$60,000 surplus mentioned earlier plus the exceptional list of accomplishments.

2015 ANNUAL AUDIT - The annual audit of operations for 2015 is now about 95% completed and I expect it to be reviewed and finished by the end of this month. Stroemer & Company is conducting this audit and, based on the work done to-date, a "clean" opinion is expected. A special audit will also be performed on the Clubhouse renovation project including the men's and women's locker restrooms. The audit proposal for this work is currently being prepared.

2016 Budget and Reserve Account Funding

Motion #1 by Jim Zimmer: Move that the following reserve accounts for 2016 be funded as:

- \$7.51 per member per month for social non-golf
- \$11.26 per member per month for common areas
- \$3.75 per member per month for treatment plant

Seconded by Mr. Malenfant and approved by voice vote of members.

Motion #2 by Gary Tinkel: Move that no member funds are contributed to the golf reserve account for 2016 and that this account continue to be funded by a combination of outside (reciprocal) play and equity membership revenues. The motion was seconded by Joanne Schoen and approved by voice vote of golf members.

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

Motion #3 by Dave Malenfant: Move that the following north villa reserve accounts for 2016 be funded in the same amounts as 2015:

- \$45.00 per member per month for Exterior Maintenance
- \$65.00 per member per month for Roof Replacements

Seconded by Steve Curtis and approved by voice vote of north villa owners.

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 Don Wirsbinski, Bill Bell and Lorrie Holly. Directors with unexpired terms remaining on the Board are Fred Forbes, Bob Moe, Joanne Schoen and Dick DeCoste.
9. The meeting was adjourned.