



HRCA Board of Directors Meeting
Monday, October 31st
4:00PM – Main Dining Room

1. President Fred Forbes called the meeting to order, established a quorum of Directors and asked all present to silence all cell phones. In addition to President Forbes, Directors in attendance were Vice President Joanne Schoen, Treasurer Dick DeCoste, Secretary Don Wirsbinski, and Directors Bob Moe and Lorrie Holly. Director Bill Bell was present via conference call.
2. Joanne Schoen made a motion to approve the minutes from the August 25, 2016 Board of Director's Meeting, seconded by Dick DeCoste and approved by all Directors.
3. Dick DeCoste gave a Treasurer's Report thru September, 2016 (see attached). He then read a Resolution for Suspension of Property members for non-payment of Dues:

The following properties listed below are delinquent for more than ninety (90) days in paying the monetary obligations due the Hunters Ridge Community Association. As a result, the Community Association Board of Directors, in compliance with Florida Statute 720, is hereby suspending the rights of these property members or these property member's tenants, guests, or invitees, or both, to use the Hunters Ridge community facilities and common areas, until such monetary obligations are paid in full. If the following property members or member's tenant, guest, or invitee, fail to comply with this resolution, the Community Association may levy reasonable fines of up to one hundred dollars (\$100.00) per violation in compliance with Florida Statute 720.305.

He then read aloud a list of suspended properties by address (see attached).

He also discussed the 2017 Operating Budget. Prior to adoption of the budget, there will be at least two Finance Committee meetings and one HRCA Board Meeting on November 18th, and one on November 30th to adopt the final budget.

4. Don Huprich, General Manager advised that the Golf Course Irrigation Pump Station is complete and thanked those members who lived nearby for their patience while this much-needed renovation was taking place. The golf course also received a deep verticutting this summer and the top dressing of sand on all fairways per the USGA recommendations. This past summer we received 20 less inches of rainfall than last summer. We have also received the 25 new Club Car golf carts which are a very nice addition to the fleet.
5. Mr. Huprich also gave an update on the FPL Street Lights and the new mailboxes. Our Hunters Ridge crews are finished with their part of the installation for the 71 new streetlights and we are now waiting for FPL to finish the job. New mailboxes for the south tract will immediately follow and members will be billed after installation.

6. There was an update on the installation of the Comcast Fiber Optics. They have definitely made their presence known by hitting cable lines, water lines, irrigation lines, etc. They are fixing all of the cuts as they go and will sweep back thru the community to repair any landscaping damage that needs to be done. They have installed approximately 31,000 feet of fiber optic cable to date which is phase I. Phase II involves the installation of the drops between houses and the installation of 30 above ground vaults, and Phase III is the actual connection of the fiber optics to each home site. They hope to be done by the first of the year.
7. Mr. Forbes gave an update on the installation of the clubhouse/pro shop windows which is complete with the exception of the large rounded windows which should be installed soon.
8. The updates and enhancements to the Clubhouse entryway and pro shop porch area will begin after Easter. The paving of some of the streets and the fixing of many street valley gutters will also be done during this time frame.
9. Mr. Forbes gave an External Affairs Update on the Race Trac Gas Station, RV Boat Storage Facility, Bonita Beach Road/Hunters Ridge Blvd. Median and various other things going on east of I-75 along Bonita Beach Road. There will be an eblast sent shortly that will go into these items in more detail.
10. Next Meeting – Friday, November 18th.
11. Adjourn

Treasurer's Report, September, 2016 Results

Golf

Revenues for September were \$106,203, about 2% ahead of last year and brought year-to-date income to \$1,166,830 which also represents an improvement of about 2% over last year's performance. Golf course expenses were 1.4% over forecast due mainly to a combination of higher course repairs, salaries, chemical purchases and waste removal costs. Year-to-date ProShop expenses were 9.8% over forecast due principally to staff salaries and related health insurance costs. These higher than forecasted expenses reduced the first 9 month's surplus from golf operations to \$26,128.

Reserve income during September was \$7,170 and total income added to golf reserves, year to date, improved to \$119,527.

Restaurant

Food & Beverage sales in September were \$26,394, ahead of both forecast and last year's results. For the first 9 months of operations, revenues were \$601,497 or an improvement of 20% over last year. YTD Banquet sales are \$10,825 and other gains were seen across all areas, especially in Clubhouse food and bar sales which are ahead of forecast and last year performance by more than 15%.

Year-to-date combined bar and food cost of goods sold were \$266,895 and costs as a percentage of sales remained at about 44%.

Total Restaurant, Bar and Ridge expenses were \$620,233 or 21% higher than forecast which, when combined with revenues for the same period, resulted in a restaurant subsidy or loss for the first 9 months of \$285,631. Restaurant and staff salaries, health insurance premiums and supply purchases all exceeded their forecasts for the first 9 months and will remain the focus for improvements in the coming months. During this month, a general increase of 5-7 percent on selected menu prices was implemented to account for related increases that have been experienced in our costs of goods.

Attendance during this past off-season has been higher than normal which can be mostly attributed to the excellent and consistent improvements in the quality of food and service offered by kitchen and restaurant personnel. The restaurant also continues to expand its sales and offerings with the very successful and recent introduction of Epicurean Wine dinners where excellent wines are paired with exceptional food presentations.

G & A

Year-to-date revenue was \$1,239,923 which was ahead of last year's results by 8.5%. Although fire and health insurance premiums and payroll taxes were all higher than forecast, total expenses were in line with the budget at \$1,019,174 and resulted in a net surplus of \$220,749. Major improvements contributing to this surplus included lower legal, security and payroll tax expenses.

Treasurer's Report, September, 2016 Results

Utility Plant

Plant revenues remained unchanged at \$214,166 for the first 9 months of operations while expenses, during the same period, were \$173,243 resulting in an interim surplus of \$40,923. Salaries are a little higher than forecast due to the completion of additional plant maintenance projects by our operators during the off season.

The plant's billing cycle is bi-monthly, beginning in February. Therefore, September's year to date represents 9 months of expenses and only 8 months of revenues.

HR Realty

Revenue in September amounted to \$10,650 bringing this year's total revenue to date to \$49,709. Corresponding expenses of \$21,752 created a net surplus at the end of September of \$27,957. There has been an uptick in sales activity since September including one single family and one villa closing. In addition, there are pending contracts on five homes which include three single family, one coach and one villa. Currently, there are 19 homes available for sale at Hunters Ridge.

Year to date, the combined operations of all departments created a surplus of \$30,127.

Common Areas

Common Area year to date revenue was \$760,146, in line with the forecast. Corresponding expenses after Comcast adjustments were \$745,978, resulting in an interim year to date surplus of \$14,168. Significant increases in debris removal and salaries were more than offset by the delay in Comcast's new higher billing rates. It is important to recognize that trimming and/or eliminating many of the trees throughout the common areas is being done consistent with our longer range landscaping plans. It is costly but necessary to control growth, improve the aesthetics of the community and to limit potential damage and future liability for the Association. Added salary expense has been needed to handle the trenching that is underway in preparation for the installation of 70 new Florida Power & Light street lights and also for clearing out preserve areas throughout the community. While more salary expense will be needed to complete the project, we are nearing completion of the work.

North and South Villa YTD income was \$389,470 with total expenses of \$389,298, both in line with forecast. To date, single family income has exceeded expenses by \$1,098.

Financial Accounts

Balances as of 9/30/16:

Total operating Accounts	\$1,265,203
Total Reserve Accounts	\$1,700,677

rad, 10/15/2016

31-Oct-16

SUSPENDED MEMBERS

	Address:				
	12658 Glen Hollow Drive				
	12650 Buttonbush Place				
	12601 Hunters Ridge Drive				
	28790 Hunters Court				
Total	\$49,326.22				