

**HRCA Board of Directors  
Meeting Minutes  
Wednesday, April 20, 2016  
3:00PM - Main Dining Room**

1. President Fred Forbes called the meeting to order, established a quorum of Directors, and asked those present to silence all cell phones. All Directors were present; President Fred Forbes, Vice-President Joanne Schoen, Treasurer Dick DeCoste, Secretary Don Wirsbinski and Directors Bob Moe, Bill Bell and Lorrie Holly.
2. Bill Bell made a motion to approve the minutes from March 7, 2016 Board of Director's meeting which was seconded by Dick DeCoste and approved by all Directors.
3. Dick DeCoste gave a Treasurer's Report thru March 2016. Don Wirsbinski made a motion to accept the Treasurer's Report which was seconded by Joanne Schoen and approved by all Directors.
4. Keith Wheeler, from the firm Stroemer and Associates, gave the 2015 Audit Report and Results. He gave a power point presentation and stated Hunters Ridge is a very strong community association with a very involved Board of Directors. He advised that annual audit reports are required by state statute. He advised Stroemer and Associates gave Hunters Ridge a "clean opinion" which is very good.
5. A list of Committee Board Representatives, Chairpersons and Committee Members appointed to a 2016 committee was read aloud (see attached). A motion was made by Bill Bell to accept the list, seconded by Don Wirsbinski and approved by all Directors.
6. A discussion of member tennis play and non-Hunters Ridge tennis play was held. Some members mentioned that guest fees should be charged to non-Hunters Ridge residents and that too many outsiders are using the tennis courts. Bob Moe, Board Representative to the Tennis Committee, made a motion to remand this matter to the Tennis Committee for their discussion and recommendation to the Board on what they feel would be best for the Tennis Program at Hunters Ridge. They will report back to the Board of Directors later this year for Board action. The motion was seconded by Dick DeCoste and approved by all Directors.
7. Mr. Forbes gave a status report on a chosen Bonita Springs High School site by the Lee County Board of Education. The location of the site selected is on Imperial Parkway.

8. Mr. Forbes also gave an update on the vacant land immediately north of our community and on the east side of Hunters Ridge Blvd. The movie/broadcasting studio is still being pursued. It appears that some notable names (such as Judge Judy) have homes in the area, and would be interested in broadcasting from this area. If and when further information is available, communication will be provided to our membership.
9. The Long Range Planning and Finance Committee is in the process of preparing and distributing a Strategic Planning Survey in the very near future. This survey's main purpose is to get our members thoughts and ideas about what particular projects are important so that a longer term strategic capital plan can be developed for the future.
10. The meeting was adjourned.

## Treasurer's Report, March 31, 2016 & 1Q, 2016

### Golf

Revenues for March YTD were \$507,210, an improvement of 2% over forecast and last year's performance. Golf course expenses, however, were 6% over forecast principally due to higher course and equipment repairs as well as higher waste removal costs. YTD ProShop expenses were 4% under budget and the combined activities of both Golf Course and ProShop produced a surplus of \$74,951.

For the first quarter, total revenue added to reserves from reciprocal play (\$28,935) and equity member payments (\$64,000) contributed a YTD total of \$92,985 to the golf reserve account.

### Restaurant

Year to date, revenues for Food & Beverage operations were \$314,712 or about 3% over last year's results due mainly to increased bar sales in both the Clubhouse and Ridge.

Cost of goods sold, at \$141,926, was 45% of sales - an improvement over the first two months of the year.

Total Restaurant, Bar and Ridge expenses were \$241,249 or about 17% higher than forecast or last year's performance due mainly to restaurant salaries and restaurant supply purchases. YTD first quarter loss amounts to \$78,463.

### G & A

After deducting \$50,000 to reserves, YTD revenue was \$384,461, about equal to forecast but ahead of last year's results by more than 10%. Corresponding expenses were \$345,833 which represented an improvement of more than 5% over forecast. First quarter G & A operations generated a surplus of \$38,628.

### Treatment Plant

After deducting \$25,000 for the Plant's reserve account, Sewer Treatment Plant revenues were \$36,280 for the first three months of operations. Expenses for the first quarter were \$53,419 generating a loss of \$17,139 for the first three months.

Note that the plant's billing cycle is bi-monthly beginning in February of each year. Therefore, March's year to date represents 3 months of expenses and only 2 months of revenues.

### HR Realty

Revenue amounted to \$16,345 for the first quarter with corresponding expenses of \$7,190 for a net year to date surplus of \$9,156.

## Treasurer's Report, March 31, 2016 & 1Q, 2016

Year to date and excluding depreciation and interest charges, the combined operations of Golf, Restaurant, G & A, Sewer Treatment Plant and HR Realty produced a surplus of \$42,378

### Common Areas

Less condominium contributions and reserve deductions, Common Area year to date revenue was \$214,936 which was in line with the forecast. Corresponding expenses of \$123,491 resulted in an interim year to date surplus of \$75,471. Most of this surplus is the result of a delay in the effective date of Comcast's new and higher billing rate to April 1, 2016.

After deductions for reserve accounts, North and South Villa YTD income was \$131,100 and was in line with the forecast. Total expenses of \$93,084 were 7% over budget but still resulted in an interim operating surplus of \$37,988. Higher salaries and insurance premiums were the main reasons for the higher than forecasted expenses. To date, single family income and expenses were in line with budgeted amounts and ended September with a surplus of \$1,076.

### Estimated Reserve Fund Expenses and YTD Monthly Ending Balances (Adjusted-Unaudited)

<u>Account</u>	<u>YTD Expense</u>	<u>March Month Ending Account Balance</u>
Villas South Ext	\$10,855	\$184,776
Villas South Roof	0	\$193,319
Villas North Ext	\$7,497*	\$17,411
Villas North Roof	0	\$401,663
Common Areas	\$18,457	\$89,386
Social Non-Golf	0	\$100,012
Golf	\$33,480	\$715,328
Clubhouse Renovation	<u>\$148,610</u>	<u>\$132,703**</u>
<b>Totals</b>	<b>\$218,899</b>	<b>\$1,834,598</b>

Notes: \* Includes two roofing repairs totaling \$3,639.

\*\* \$76,781 1st Qtr revenue separately added to balance sheet amount

rad, 04/18/2016

## 2016 Committees

### Architectural Review Committee

Board Reps: Fred F, Joanne S, Don W.

Don Redford – Chairperson

Kim Moe

Wendy Warren

Susan Tinkel

Ed Mueger

Kevin Walls

Bill Kintz

David Malenfant

Jane Shaw

### House Committee

Board Rep: Dick D.

Jack Luther - Chairperson

Jerry Sparks

Tom Padgett

Brad Webber

Andy Rogalski

Marie Thomas

Lucy Malatesta

### Beautification and Christmas Decorations Committee

Board Reps: Lori H, Fred F

Elaine Perrotta - Chairperson

Ruth Miller

Gail Gray

Wendy Warren

John Fiore

Karen Lazar

Tish Tucker

Jane Shaw

Ivy Arbuckle

Sondra Parmiter

### Long Range Planning & Finance Committee

Board Rep: Dick D.

Jim Sido – Chairperson

Gary Freels

Doug Gray

Keith Glover

David Malenfant

Joe Fitzgerald

Chuck Ingersoll

Jim Zimmer

### Membership Committee

Board Rep: Bill B.

Derek Kilpatrick – Chairperson

Cy Ing

Elaine Perrotta

Barbara Anderson

Lale Lewis

### External Affairs Committee

Board Rep: Fred F.

### Safety Committee

Board Rep: Joanne S.

Des Leen - Chairperson

Bob Walters

Paulette Walters

Nancy Sido

Flo Schall

Mike Nasiatka

### Golf Committee

Board Reps: Bill B, Lori H, Don W

Gary Tinkel – Chairperson

Deb Ruttenberg

Shelley Schilling

Ron Parmiter

Mary Jo Burke

Bruce Davie

Lou Seria

## 2016 Committees

### Single Family Home Committee

Board Rep: Joanne S.

Fred Hubert – Chairperson

Jerry Heck

Peg Manning

Keith Glover

Bob Walters

Peggy Jalbert

Paul Shaw

Jim Baxter

### Villa South Committee

Board Rep: Bob M.

Ed Mueger - Chairperson

Cy Ing

Liz Glosser

Andy Cascarano

Suzanne Low

Vern Alexander

Lale Lewis

Arnie Jansen

### Social Committee

Board Rep: Fred F.

John Simoncini - Chairperson

Jackie Gannucci

Randy Kaminsky

Dave Miller

Marie Thomas

Pat Wirsbinski

Suzanne Evans

### Election Committee

Ed Mueger - Chairperson

Lale Lewis

### Sub Social Committee – Special Events

Shelia Case

### Tennis Committee

Board Rep: Bob M.

Peg Long - Chairperson

Lois Dixon

Duane Freier

Vern Alexander

### Villa North Committee

Board Rep: Dick D.

David Malenfant - Chairperson

Barry Pickell

Paul Beloin

Bill Long

Steve Curtis

Nancy Sido