



HRCAs Board of Directors Meeting
Wednesday, January 11th, 2017
Meeting Minutes

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, Bill Bell and Lorrie Holly.
 2. Don Wirsbinski made a motion to approve the minutes from the November 30th, 2016 Board of Director's Meeting, seconded by Joanne Schoen and approved by all Directors.
 3. Dave Malenfant, North Villa Committee chairperson, along with the North Villa committee and the north villa homeowners is recommending that in order to fund roof replacement as well as painting FB Fowler Ct in 2017 and Egret Landing in 2020, an assessment of \$12,500 per villa will be required. This action was approved by the North Villa owners at a special meeting of the North Villa owners on 9 January 2017 held for the purpose of voting on the installation of new building roofs and painting all north villa buildings with an assessment of twelve thousand five hundred dollars (\$12,500.00) to each of the seventy-two (72) north villa owners. There are three (3) ways in which this assessment can be paid:
 - Make one payment of \$12,500 due on 27 February 2017.
 - Pay the \$12,500 assessment in three (3) installments due:
 - 30% of the assessment or \$3,750 due on 27 February 2017
 - 50% of the assessment or \$6,250 due 1 May 2017
 - 20% of the assessment or \$2,500 due 1 August 2017
- Final action will require approval by the Hunters Ridge Board of Directors after fourteen-day notice to the North Villa owners. Mr. DeCoste made a motion to accept the recommendation of the North Villa Committee and the north villa homeowners for this assessment, seconded by Lorrie Holly and approved by all directors.
4. General Manager, Don Huprich, gave an update on the installation of the FPL streetlights and the new mailboxes. He advised that the streetlights are almost all installed and the final touches are being done by FPL in order to get them operational. After the street lights are operational, the new mailboxes will be installed beginning in the south area of the community by our Hunters Ridge staff members.

5. An update on installation of the Comcast fiber optics was given by Jim Sido. He gave a recap of a meeting held with Comcast and with CWSI, the subcontractors Comcast is using for the installation of the fiber optics. The fiber is close to a complete installation and testing will begin shortly after that. Connection to individual member homes will begin after that. They are looking at a late February early March timetable.
6. Fred Forbes and Don Huprich advised the membership of some developments with Hunters Ridge Court (which abuts the north property line along golf course hole #3). Through a series of circumstances, Mr. Forbes was made aware that this road's right of way could possibly be given to Hunters Ridge. Don Huprich met with the Bonita City Council and advised them that we had maintained that road continuously since 1986. The city voted to allow Hunters Ridge to continue this maintenance and use of right of way. This means that once some type of building occurs on the wooded parcel next to I-75 Hunters Ridge will have a 60' wide 700' long buffer along golf course hole #3.
7. The meeting was recessed temporarily for the Board to discuss Committee's and the upcoming Annual Meeting. The existing Board of Directors will continue for the next year because no one is running for the Board except for the existing members. The deadline for committee volunteers is Monday, so in order to assign the Committee Board Representatives and properly constitute the committees as soon as possible, the decision was made to go ahead and nominate and appoint officers for the 2017 term.

The meeting was reconvened.

Bill Bell made a motion to appoint Fred Forbes as President, seconded by Dick DeCoste and approved by all Directors.

Don Wirsbinski made a motion to appoint Joanne Schoen as Vice President, seconded by Bill Bell and approved by all Directors.

Bill Bell made a motion to appoint Dick DeCoste as Treasurer, seconded by Joanne Schoen and approved by all Directors.

Bill Bell made a motion to appoint Don Wirsbinski as Secretary, seconded by Dick DeCoste and approved by all Directors.

Joanne Schoen made a motion to appoint Chris Durfey as Assistant Secretary, seconded by Dick DeCoste and approved by all Directors.

The 2017 Board of Directors is as follows: President Fred Forbes, Vice President Joanne Schoen, Treasurer Dick DeCoste, Secretary Don Wirsbinski and Directors Lorrie Holly, Bob Moe and Bill Bell.
8. The next meeting will be held on Friday, January 27th for final action on the North Villa Roof and Painting Assessment.