



**HRCA Board of Directors Meeting  
Tuesday, June 13, 2017  
3:00PM – Clubhouse Main Dining Room**

1. President Forbes called the meeting to order, established a quorum of Directors, and asked those in attendance to silence all cell phones. Directors in attendance were President Fred Forbes and Directors Lorrie Holly and Bill Bell. Directors via conference call were Vice-President Joanne Schoen, Treasurer Dick DeCoste, Secretary Don Wirsbinski and Director Bob Moe.
2. Lorrie Holly made a motion to approve the minutes from the April 10 and May 15, 2017 Board of Director's meetings which was seconded by Bill Bell and approved by all Directors.
3. Dick DeCoste gave a Treasurer's Report of Club Operations thru April 2017 – See attached.
4. Fred Forbes gave an External Affairs Update via Power Point presentation/status update on the proposed buildings on the two vacant lots to the north of Hunters Ridge and to the south of Bonita Beach Road, the new Bonita Springs Library and the new high school.
5. The Golf Committee is recommending improving the tees on golf course hole #1 (widening), #11, #14, and #18 handicap tee box; replace the current cart path to hole #1 with pavers from the existing pavers behind the clubhouse lanai to cross over Hunters Ridge Blvd down to the tee box; move forward on removing some black top cart paths and replacing with coquina mostly on the front nine; replace gazebo roof and repair the structure; extension of the driving range by 10-15 feet and sodding with Bimini grass; addition of artificial turf grass to the driving range called "turf hound" in 13 sections of varying heights. The funds for all these improvements will come from the golf reserves. Bill Bell made a motion to accept these recommendations from the Golf Committee, seconded by Lorrie Holly and approved by all Directors.
6. Using criteria based on a member survey, Joanne Schoen made a motion to adopt the attached Mailbox Standards, seconded by Bill Bell and approved by all Directors.
7. Using criteria based on a member survey, Joanne Schoen made a motion to adopt the attached Color Palette Rules and Regulations, seconded by Lorrie Holly and approved by all Directors.

8. Fred Forbes led a discussion about closing the median in the middle of Bonita Beach Road which now allows our members to turn left from Hunters Ridge Blvd to go west on Bonita Beach Road. The Florida Department of Transportation (FDOT) has already put steps in motion to close this median within five years. He advised that there have been two serious accidents involving our members in just the last few months and as we are all aware, it is not safe to make that left turn during high traffic times of the day. He also advised that if the median were closed sooner rather than later it might motivate businesses that have a high volume and would see the open median as a good thing, such as a gas station, to look for property elsewhere. Mr. Forbes made a motion to send a letter to all concerned (Lee County, FDOT, City of Bonita Springs) to close off median opening on Bonita Beach Road from Hunters Ridge Blvd due to safety concerns. The motion was seconded by Joanne Schoen and passed by a vote of yes (5 votes by DeCoste, Wirsbinski, Forbes, Holly and Schoen), no (2 votes by Moe and Bell).
9. Discussion on the permanent conversion of one tennis court to two pickleball courts. Bob Moe made a motion to covert tennis court #3 to a permanent Pickleball Court by removing the tennis lines and adding pickleball lines and netting, seconded by Bill Bell and approved by all Directors.
10. Discussion of a possible upcoming survey to determine member interest in converting preserve land into needed parking, pickleball courts, etc. It was decided to table the survey for the time being as the project would be cost prohibitive.
11. Adjournment

## **Treasurer's Report, Clubhouse Operations\* - YTD Ending April 30, 2017**

### **Golf**

Revenues for April were \$133,801, about 4% ahead of last year's performance and resulted in a YTD income of \$633,207. For the first 4 months, increased expenses in building repairs and special golf events were more than offset by lower costs on several line items which brought total YTD course expenses to \$393,820 or 4% below forecast. Pro Shop expenses at \$145,994 were about 4% lower than forecast with improvements noted in staff salaries. Golf operations have continued to show improvement in several areas since the beginning of the year which has resulted in an overall surplus for the first 4 months of \$93,393.

### **Restaurant**

April revenues were \$93,639, about equal to last year's results. Year to date revenues, for Food & Beverage operations, were \$452,847, an improvement of 12% over forecast which was the result of higher food and beverage sales in both the Clubhouse and Ridge snack bar.

YTD cost of goods sold, at \$179,716, was 39.7% of sales - a 14% improvement over last year. Year to date beverage margins continued to lead the way at 29.0% followed by 44.1% for food.

Total operating expenses were \$362,549 resulting in a YTD net loss of \$89,419 which represents a 31% improvement over both forecast and last year's results.

### **G & A**

April YTD revenue was \$531,118, an increase of about 2% over forecast. Corresponding expenses were \$476,873 or about 5% over forecast. Expenses for accounting, pool supplies, insurance and utilities all exceeded their respective line item forecasts but overall operations still produced a year to date surplus - ahead of forecast - of \$54,245.

### **Treatment Plant**

Year to date Treatment Plant revenues were \$106,197 after \$25,000 had been allocated earlier in the year to reserves. Expenses, including the

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Plant's reserve allocation, for the first 4 months were \$99,628 and resulted in an operating surplus of \$6,569.

**Realty**

For the first 4 months, revenues amounted to \$28,839. With total YTD realty expenses of \$12,780, realty operations generated income of \$16,059.

Year to date, the combined operations of Golf, Restaurant, G & A, Sewer Treatment Plant and Realty Sales produced a surplus of \$80,847.

\*All revenues and expenses are unaudited.

rad, 6/12/2017

## Mailbox Standards

The Membership has adopted Rules and Regulations regarding landscaping around mailboxes at all villas and single-family homes effective May 20, 2017. Specifically, the mailbox shall either have flowers or grass around the base of the mailbox. Flower planting shall be limited to a 24-inch radius and flowers cannot exceed 18 inches in height. The following Board rules compliment the membership adopted rules regarding landscaping around mailboxes.

Landscaping around mailbox: You have two options for landscaping around your mailbox. The first is grass only (Pic 1) and the second is flowers (Pic 2). See photos of recommended flowers below. If you only have grass you must have a small area of mulch around the base to protect from weed eater damage. In order to keep the mulch in place and prevent the grass from growing into the mulch, installation of a plastic flexible edging material, which is readily available at Home Depot, should be used. If you would like HRCA to install this edging material for you, please call Chris in the Administration Office. If flowers are planted they are to be no more than 18 inches in height and placed away from the curb in a semicircular fashion (see pic 2) within a radius that is no greater than 24 inches from the post. The recommended flowers would be:

**Geraniums**



**Petunias**



**Caladiums**



**New Guinea Impatiens**



**Marigolds**



**Begonias**



**Periwinkles**



**Purslane**



No pavers, stones, gravel, etc. is allowed around the base of the mailbox post. Installation of a plastic flexible edging material may be used but shall not be more than 3" above the ground or considered to be in non-compliance by the ARC. Only grass, flowers or flowers with mulch are to be at the base of your mailbox. You may choose any color of the recommended flowers and you may mix them.

Any exterior electrical outlet should not be placed in the utility easement. Electrical Outlets are to be no closer than six (6) feet from the mailbox post and should be located in a landscaping bed (Pic 3).

Name plates, decals, decorative items, etc. are not allowed. Please let the Administration Office know if you would like your last name placed on the front of your mailbox with letters that match the numbers in color and design.

The Hunters Ridge Community Association maintains each mailbox in the community. If there is a problem with your mailbox please let the Administration Office know as soon as possible and we will make arrangements to get it repaired.

**Pic 1**



**Pic 2**



**Pic 3**



## Proposed Paint Palette Rules and Regulations

The effective date of the new paint palette, along with these rules and regulations, will be the date that the Board adopts this paint palette. The membership overwhelmingly, by more than 77% of those voting, adopted an Exterior Paint Palette prepared at the request of the Board and the Architectural Review Committee (ARC) on May 20th, 2017. These rules and regulations for implementation, adopted by the Board, shall be used by the ARC and all members when using the adopted palette or requesting approval from the ARC to deviate from the palette.

When a member plans to repaint the exterior of their home for any reason, they must first request and receive approval from the ARC and use a color scheme from the approved exterior paint palette.

Homes currently painted will be “grandfathered”, whether or not the color scheme was initially approved by the Architectural Review Committee (ARC) until the home is repainted. Also, with prior approval of the ARC for minor “touch up” painting only, the member may use the home’s existing colors.

If a member of a single-family home, north or south villa committee, or a committee from any condominium association in Hunters Ridge wants to use a color not on this approved palette, they can submit a non-refundable fee of two hundred dollars (\$200) to the Hunters Ridge Community Association to have GMA Architects come on-site to work with the member in determining whether or not the color submitted would be acceptable. GMA could also help come up with another color scheme subject to Architectural Review Committee (ARC) approval. The final recommendation will be made by GMA Architects which may or may not be approved by the ARC.

A homeowner may use a color one shade lighter or darker from the same color chip or any other variant, by submitting an application to the ARC which required a fifty-dollar (\$50) fee for review by GMA Architects for compatibility.

Front doors may be a darker color to reflect a member’s own style and individuality. Colors for front doors must also be submitted to and approved by the ARC prior to painting. Any special designs or colors for garage doors must also be submitted to and approved by the ARC prior to painting. Exterior paint finishes for building walls, garage doors and front/side doors shall be flat or eggshell only. Additionally, front/side doors can also have a semi-gloss finish.

If a member repaints their home, following the date the Board adopts this paint palette, with a color scheme different from the approved exterior paint color palette and not approved by the ARC, the ARC will contact the member and request immediate compliance with the new color palette and a fee of \$200 will be required for GMA Architects to review the painting color scheme. It is possible the member’s color scheme may still be approved after review by GMA Architects.

Should a member repaint their home with a color scheme which is not in the approved Exterior Paint Palette and has not been approved by the ARC, or if a member submits a color which is approved by the ARC and then paints a different color, the member will be given written notice from the ARC to repaint the home with a color scheme approved by the ARC. Within 30 days of this notice, the member must then make a good faith effort to comply with this request. Repainting must be scheduled for completion no later than 90 days following the ARC’s initial written notice of non-compliance. Should the member not comply with this requirement, the General Manager can inform the Membership Committee of the problems and issues of the case. The Membership Committee will then review, and recommend potential penalties, fines or suspension of community privileges for non-compliance.

Every five (5) years, the approved color palette is to be reviewed and updated as determined by GMA Architects and the ARC. If, for any reason, GMA Architects is not available for this review and updating, the ARC and Board of Directors reserve the right to select another independent licensed design professional to perform this work. Formal legal action could also result including responsibility for related legal fees.

**May 23, 2017**

**Dear Hunters Ridge Board of Directors,**

**The following golf course projects were discussed and recommended by the Golf Committee at the meeting on Wednesday, May 17, 2017.**

- 1. Extend the driving range toward the front to provide two or three hitting areas.**
- 2. The addition of new artificial turf by Turfhound.**
- 3. Tee box improvements to Hole #1, Hole #11 III Tee, Hole #14 V Tee and Hole #18 handicap tee.**
- 4. Move forward on removing black top material where needed and replacing with coquina material based on the USGA's report on the greens.**
- 5. Extension of pavers to the hole #1 pink tees.**

**Sincerely,**



**Ron Parmiter**

**Hunters Ridge Golf Committee Chairman**