



**HRC A Board of Directors Meeting
Friday, October 12, 2018
3:30pm – Main Dining Room**

1. President Forbes called the meeting to order, established a quorum of Directors and asked those present to silence all cell phones. In addition to President Forbes, those present were Dick DeCoste, Keith Glover, Lorrie Holly, Bob Moe and Don Wirsbinski. Joanne Schoen attended by conference call.
2. Mr. DeCoste made a motion, seconded by Mr. Glover, to approve the September 7, 2018 Board of Directors meeting minutes. The motion was approved by all Directors.
3. Financial Report thru September, 2018 was given by Dick DeCoste. See attached.
4. David Malenfant, co-chair of the Architectural Review Committee (ARC), made a recommendation from ARC regarding enhanced procedures for roof replacement for single family homes. See attached. A motion was made by Joanne Schoen to accept the enhanced procedures which was seconded by Lorrie Holly and approved by all Directors.
5. Ron Parmiter, Chairperson of the Golf Committee, made a recommendation from the Golf Committee for fee and use structures for November 2018 thru April 2019. See attached.
6. External Affairs Update – Fred Forbes - Progress in underway at the McGarvey site just north of Hunters Ridge, and we should be seeing some construction begin on the parcel just north of golf course hole #3.
7. Fred Forbes asked permission to approve David Malenfant as Chairperson of the Election Committee. Bob Moe made a motion to accept this appointment, seconded by Dick DeCoste and approved by all Directors.

8. A discussion was held in reference to the current lease application fee, which is \$100.00. In light of the cost to process each application and the wear and tear on our facilities by our renters, and as a way to increase our reserves to make necessary repairs and upgrades to our facilities, Dick DeCoste made a motion increase the fee to \$350.00 beginning on November 1, 2018. This new fee amount would include the lease application fee and an amenity/usage fee. The motion was seconded by Bob Moe and approved by all Directors.

9. Adjourn

Treasurer's Report, YTD as of September 30, 2018 (Preliminary)

Golf

Revenues for September were \$113,792 or about 4% ahead of forecast and last year's results. This brought YTD income to \$1,240,290 or 3% higher than last year due to increased revenues in dues, trackage and guest fees which were partially offset by lower cart fee rentals. YTD course expenses exceeded forecast by 10% due principally to course repairs, equipment, landscaping and salaries. Pro Shop expenses of \$287,169 were 6% less than forecast due mainly to lower employee related costs and golf operations ended September with a loss of \$18,170.

Reciprocal play has contributed \$21,452 to reserves this year while increased equity membership payments added another \$206,912. Both amounts plus interest payments totaled \$232,923 to date which is deposited directly to golf reserves.

Food & Beverage

September's total revenues were \$34,760 bringing YTD revenues to \$598,603 or about 2% higher than last year.

Total YTD cost of goods sold at \$208,893 was 34.9% of sales as compared to last year's YTD average of 42.2%. Beverage cost of goods sold was 25.9% and food cost of goods sold was 38.8%. Snack Bar YTD cost of goods were \$38,704 on sales of \$116,330 or 33.3% of sales. The Snack Bar's YTD surplus amounts to \$25,884.

Restaurant expenses through September were \$576,383 which resulted in a total F & B loss for the first 9 months of \$186,673, representing an improvement over last year of about \$81,190.

G & A

After allocation of \$100,000 to reserves and exclusive of hurricane loss assessment revenues and insurance payments, total revenues through September were \$1,277,011, about equal to last year. Corresponding expenses were 4% higher than forecast at \$1,123,699. Expenses for Activities and Pool Supplies were the largest line items that exceeded their respective forecasts but overall operations produced an excess of revenues over expenses of \$153,312.

Treatment Plant

After allocating \$25,000 to reserves earlier in the year, Treatment Plant revenues were \$202,963 through the end of September about equal to forecast and last year. Expenses for the same period were \$210,364 resulting in an interim loss of \$7,401. Engineering and Miscellaneous expenses accounted for most of this loss.

Realty

Real estate commissions for September were \$8,048 bringing total YTD commissions to \$226,791. Realty expenses for the corresponding period of \$131,183 resulted in an excess of revenues over expenses of \$95,608.

Treasurer's Report, YTD as of September 30, 2018 (Preliminary)

In summary, excess revenues over expenses at the end of September 30, 2018, amounted to \$36,675. This surplus is due mainly to higher revenues for real estate commissions as well as lower cost of goods sold in the Food & Beverage operations.

Common Areas

Common Area revenue for the first 9 months was \$835,835 or about equal to forecast. Exclusive of recent road paving work, corresponding expenses at \$809,388 were about 2% lower than forecast.

North & South Villas and Single Family Homes

Year to date income for the South Villas, net of reserve allocations, was \$261,292, equal to forecast. Corresponding expenses of \$246,761 resulted in an interim surplus balance of \$14,531.

Similarly, year to date income, net of reserve allocations, for the North Villas was \$138,990, again equal to forecast, while corresponding expenses of \$129,588 left an interim surplus balance of \$9,402.

Revenues through September 30 from Single family homes were \$762. Corresponding expenses were \$838 creating an interim loss of \$76.

Reserve & Operating Cash Balances as of AUGUST 31, 2018*

<u>Account</u>	<u>Estimated 8/31/18 Balance</u>
South Villas Roof Replacement	236,007
South Villas Exterior	272,179
North Villas Roof Replacement	39,407
North Villas Exterior	26,318
Common Area	41,212
Golf	530,156
Treatment Plant	88,774
Villa Deductible	40,767
Clubhouse Loan (Bank United Acct)	84,073
Social Non-Golf	<u>124,023</u>
Reserve Cash Balance @ 07/31/18	\$1,482,916
Hunters Ridge Country Club	\$1,903,925
Hunters Ridge Community Association	<u>483,811</u>
Operating Cash Balance @ 08/31/18	\$2,387,736

***All revenues and expenses unaudited**

rad, 10/10/2018

The ARC makes the following recommendations to the HRCA Board of Directors.

To improve the approval and communication process of our current ARC Approval Form regarding new roof installations, we recommend the following:

Homeowners submitting a request for a new roof must provide the following information prior to any work beginning:

- A properly filled out ARC request form
- A tile sample
- The name and cell phone and office numbers of the onsite licensed supervisor/contractor who will be doing the work, especially during the removal of the old roof, so that the HRCA may have immediate access to someone, if necessary.
- They must let the contractor know that trailers for storing and hauling debris will not be allowed. Dumpsters must be used by a licensed debris removal company.
- Contractor must be licensed and have roofing permit from the City of Bonita Springs visible on site prior to the start of any work.
- Once the form is approved by the ARC, a copy will be given to the guard gate for contractor entry. Only contractors who have this completed ARC form on file will be allowed entry into the community and to the residence.

HUNTERS RIDGE COMMUNITY ASSOCIATION
28400 Hunters Ridge Blvd ♦ Bonita Springs, FL 34135
239-992-4900 Fax/239-992-9138

Request for Architectural Change

This request form is to be completed by the homeowner and submitted for approval prior to any work commencing. Any samples attached will NOT be returned. Mail or fax the completed form to the above address. If you have any questions concerning this application, please contact Chris Durfey at the Hunters Ridge Community Association Administration Office at 239-992-4900 or chrisdurfey@huntersridge-ca.com.

TO BE COMPLETED BY HOMEOWNER

Name:

Hunters Ridge Address:

Phone/Cell:

EMAIL:

Project Type:
(Please Circle)

Landscaping

Patio/Lanai

Pavers

Hurricane
Protection Devices

Painting

Additions

Re-Roof/Roof Tiles

Replace Window/Door

Lighting

Other

Describe the request, if not circled above. If painting, is your color choice on the approved list? Yes No Please list color and/or attach color samples:

Location and Specifications:

Contractor/Onsite Supervisor/Cell Phone for Supervisor:

Materials/Color: (Attach all color samples for all materials painting, pavers, aluminum, etc.)

Liability: I take full responsibility and am personally liable for any damage that may occur to Hunters Ridge Community Association property during the completion of this project.

Homeowner Signature:

Date:

TO BE COMPLETED BY ARCHITECTURAL REVIEW COMMITTEE

Date Received:

ARC Decision: Pending Request Approved Request Approved with Comments Request Denied

ARC Members' Signatures

Date

1.

2.

3.

Comments by ARC:

This approval is valid for 90 days from the date of acceptance and work must be started during this time. All requests must conform to the local zoning and building regulations, and you must obtain all necessary permits.

Date Decision Communicated to Owner:

As a private club, Hunters Ridge Golf & Country Club's golf course and practice areas are for the exclusive use of Golf Members and their Guests, subject to the following restrictions:

Guest Rules for Golf:

- During Season (November 1st thru April 30th), a Nonresident Guest of a Member may not play more than a once a month. This applies to both accompanied and unaccompanied nonresident guests.
- During Off-Season (May 1st thru October 31st), Member's Guests are not limited in the number of rounds of golf they may play.
- Accompanied Guests who are golfing must be playing golf with the sponsoring member.
- A Guest is considered "Unaccompanied" if the member is not continuously present while playing, even if the member originally arrived with their guest. The tee time must be made by the member.
- A Resident Guest "House Guest" is not limited on the number of rounds of golf they play.
- The sponsoring Member is responsible for the conduct of their guest while at the Club.
- Renters of Golf Members can only use the practice facilities, i.e. driving range, prior to playing a round of golf.
- Special circumstances may be accommodated by the PGA Golf Staff or General Manager.

Guest Privilege policies may be changed by the Club Management from time to time, subject to review and ratification by the Board of Directors.

PROPOSED GOLF RATES for 2018-2019 SEASON

Effective 11/01/2018

*Guest of a Member	\$45 + tax	\$30 9/h
*Renter of Golf Member	\$45 + tax	\$30 9/h
*Guest of Renter	\$55 + tax	\$40 9/h
*Social Member	\$45 + tax	\$30 9/h
*Guest of Social Member	\$55 + tax	\$40 9/h
*PGA Pass expires 12/31/18	\$49 + tax	

Effective 01/01/2019 through 04/15/2019

*Guest a Member Accompanied	\$68 + tax	\$45 9/h
*Guest of a Member Unaccompanied	\$95 + tax	\$60 9/h
*Renter of Golf Member	\$78 + tax	\$50 9/h
*Guest of Renter	\$95 + tax	\$60 9/h
*Social Member	\$78 + tax	\$50 9/h
*Guest of Social Member	\$95 + tax	\$60 9/h

Effective 04/16/2019 through 04/30/2019

*Guest of a Member Accompanied	\$45 + tax	\$30 9/h
*Guest of Member Unaccompanied	\$55 + tax	\$40 9/h
*Renter of Golf Member	\$50 + tax	\$35 9/h
*Guest of Renter	\$55 + tax	\$40 9/h
*Social Member	\$50 + tax	\$30 9/h
*Guest of Social Member	\$55 + tax	\$40 9/h