



HRCA Board of Directors Meeting Minutes
Friday, June 29, 2018
3:00pm – Main Dining Room

1. President Forbes called the meeting to order and established a quorum of Directors. Those in attendance were Fred Forbes and Lorrie Holly. Dick DeCoste, Bob Moe, Joanne Schoen, Don Wirsbinski and Keith Glover attended by conference call.
2. Joanne Schoen made a motion to approve the May 1, 2018 Board of Director's Meeting minutes which was seconded by Lorrie Holly and approved by all Directors.
3. A Financial Report thru May, 2018 was given by Dick DeCoste. See attached.
4. Don Wirsbinski made a motion, that due to the success of the recent Golf Upgrade campaign, the price of Golf memberships, effective July 1, 2018, will be increased to \$35,000. As of June 29, 2018, only 21 more golf memberships are available for purchase. The motion was seconded by Dick DeCoste and approved by all Directors.
5. As approved at the May 1, 2018 Board of Directors meeting, General Manager Don Huprich gave an update on installation of speed tables throughout the community, and smaller speed "bumps" where cart paths come directly out to a roadway. We are still awaiting approval from the City of Bonita Springs Community Development and the City of Bonita Springs Fire Marshall. The proper Limited Development Order (LDO) has been filed with the City. There will be seven and a half tables installed to cost around \$55,000.00 with funding coming from the Common Area Reserves.
6. President Forbes once again reminded the entire community that it is the responsibility of unit owners to install gutters on villas and homes and to maintain the gutters in proper working condition by replacing them and having them cleaned out as needed. There are instances where water comes off of roofs with such force that the ground has substantially eroded away which effects the building foundation.
7. Mr. Forbes gave an External Affairs Update in reference to the 17-acre parcel north of golf hole #3. There will be a retention lake at end of Hunters Ridge Court which requires a concrete path around it. We have permission to tie our current sidewalk into that path making a very nice place to walk for our members and for our "four legged" friends.

On the other side of the street, directly to the north of our board fence along Fox Ridge Drive, McGarvey Development is currently filling in that area and planning on building some office/warehouses. The buildings will face the street so that we will not see the side or the backs of the office/warehouses.

8. Mr. Forbes also discussed the condition of Activity Center roof which is the original roof installed in 1998. Bids will be taken to replace this roof before the rainy season next year.
9. Mr. Forbes gave a community security update. Various small items are being taken from homes. Pots, flags, etc. Please be reminded to keep your garage door shut at all times unless you are actively working in it.
10. Adjourn

Treasurer's Report, Month Ending May 31, 2018

Golf

Revenues for May were \$117,873 or about 3% ahead of forecast and last year bringing YTD income to \$793,114, more than 6% higher than last year due to increased revenues in dues, trackage and guest fees. Higher expenses for planned equipment purchases and course repairs were more than offset by these increases in revenue. YTD course expenses amounted to \$485,041 or about 2% over forecast. Pro Shop expenses of \$182,684 were about 3% lower than forecast and golf operations ended May with an excess of revenues over expenses of \$125,389.

Reciprocal play to date has contributed \$21,452 to reserves while increased equity membership payments added another \$81,000. Both amounts plus interest payments totaled \$104,367 to date which is deposited directly to golf reserves.

Food & Beverage

May's total revenues were \$46,918 bringing YTD revenues to \$484,240 or about 2% lower than last year.

Total YTD cost of goods sold at \$161,636 was 33.3% of sales as compared to last year's YTD average of 40.8%. Beverage cost of goods sold improved further to 24.5% and food cost of goods sold were 37.0%. Snack Bar YTD cost of goods were \$28,237 on sales of \$62,490 or 45.2% of sales. Ending with May, the Snack Bar generated a surplus of \$4,807.

Restaurant expenses through May were \$362,001 resulting in a total loss for the first five months of \$39,397 which represents an improvement over last year's same period of about \$88,000.

G & A

After allocation of \$100,000 to reserves and exclusive of hurricane loss assessment revenues and insurance payments, total revenues through May were \$666,908 or about 3% higher than forecast. Corresponding expenses were 4% higher than forecast at \$638,707. Expenses for Accounting, Activities and Fire Insurance premiums were the largest line items that exceeded their respective forecasts but overall operations produced an excess of revenues over expenses of about \$28,201.

Treatment Plant

After allocating \$25,000 to reserves earlier in the year, Treatment Plant revenues were \$124,378 through the end of May. Expenses for the same period were \$106,695 or about equal to forecast. Higher Engineering and Sludge Removal expenses were largely offset by lower plant salaries. Through the end of May, plant operations generated a YTD surplus of \$17,684.

Realty

Real estate commissions for May were \$31,620 bringing total commissions at the end of May to \$153,580. Realty expenses for the corresponding period of \$86,883 resulted in

Treasurer's Report, Month Ending May 31, 2018

an excess of revenues over expenses of \$66,696 or more than a two-fold increase over last year's surplus.

In summary, excess revenues over expenses at the end of May, 2018, amounted to \$198,573. This surplus is due principally to higher than forecasted revenue in golf and real estate commissions as well as lower cost of goods sold and lower restaurant salaries achieved by the Food & Beverage department.

Common Areas

Exclusive of other income, Common Area revenue for the first 5 months was \$556,996 or about equal to forecast. Exclusive of recent road paving work, corresponding expenses of \$458,013 resulted in an interim surplus balance of \$98,983.

North & South Villas and Single Family Homes

Year to date income for the South Villas, net of reserve allocations, was \$174,195, equal to forecast. Corresponding expenses of \$121,123 resulting in an interim surplus balance of \$53,072.

Similarly, year to date income, net of reserve allocations, for the North Villas was \$92,660, again equal to forecast, while corresponding expenses of \$65,628 left an interim surplus balance of \$27,032.

Revenues through May from Single family homes were \$508. Corresponding expenses were \$838 creating an interim loss of \$330.

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

<u>Account</u>	<u>Estimated 5/31/18 Balance</u>
South Villas Roof Replacement	231,984
South Villas Exterior	258,085
North Villas Roof Replacement	32,987
North Villas Exterior	16,600
Common Area	10,461
Golf	406,521
Treatment Plant	88,763
Villa Deductible	40,763
Clubhouse Loan (Bank United Acct)	83,105
Social Non-Golf	<u>123,546</u>
Reserve Cash Balance @ 05/31/18	\$1,292,815
Hunters Ridge Country Club	\$2,842,869
Hunters Ridge Community Association	<u>500,545</u>
Operating Cash Balance @ 05/31/18	\$3,343,414

***All revenues and expenses are unaudited**
rad, 6/28/2018