

**Hunters Ridge Community Association
Board of Directors Meeting
Wednesday, September 16, 2009
4:00pm –Activities Center Multi Purpose Room**

1. CALL TO ORDER AND ESTABLISH BOARD QUORUM

- a. Meeting was called to order by Sandi Morgan, Board President.
- b. Fred Forbes, Secretary confirmed a quorum of Directors were present. Those Directors in attendance were Sandi Morgan President, Tom Padgett Vice President, Harold King Treasurer, Fred Forbes Secretary, Donald Wirsbinski and David Miller. Fred Forbes and Tom Padgett attended the meeting telephonically.

2. APPROVE MINUTES OF JULY 15TH, 2009 BOARD OF DIRECTORS MEETING

Motion to accept the July 15th, 2009 Board Meeting Minutes was made by Donald Wirsbinski and seconded by Dave Miller. Motion passed unanimously.

3. TREASURER'S REPORT – Harold King, Treasurer

Treasurer, Harold King, provided a consolidated Statement of Condition as well as detailed line item reports of the operating divisions of the Club. He called to the Board's attention that each of the divisions showed it was operating at a surplus to the year to date budget and projected a favorable year end operating surplus. He further advised the Board that each of the bank accounts listed on the Statement of Condition was fully insured by the FDIC. Resolutions to establish accounts with Sun Trust Bank and Regions Bank were presented, and on motion by Tom Padgett, seconded by Don Wirsbinski, the resolutions were adopted.

4. GENERAL MANAGER'S REPORT – Don Huprich

- a. Mr. Huprich, General Manager reported that all of the golf course renovation work, as well as the grill room renovation work and the activities center multi purpose room wood floor project was done within the approved budget for renovation and repairs. In fact all these projects were completed with a modest surplus in unexpended funds. He indicated the exterior of the Activities Center, Cart Barn and Clubhouse were also repainted. Most of these projects were done with Hunters Ridge personnel to hold down cost and get better control of these projects. Mr. Huprich complimented the efforts of all the staff that worked on these projects including, but not limited to Chris Durfey, Kim Young, Tracy Mullaly, Bob Young, Andrea Young, Abel Sandria, Wenseslou Lopez and Darwin Lyon. He also acknowledged the assistance and support of our resident architects Scott Arnold and Fred Forbes.
- b. Mr. Huprich indicated the Clubhouse roof had about one year left on its life expectancy and the cart barn roof was almost of the same life expectancy. He estimated to replace these two roofs would cost approximately \$175,000. Depending on the economy and how we come out on recovering delinquent dues and monies owed to Hunters Ridge he envisioned filling in the clubhouse swimming pool and beatifying the then enlarged patio in the next several years. Other improvements to the grill room to increase capacity might also be undertaken. However, our first priority is to keeping the property, course and facilities in good repair and making sure we remain on a sound fiscal foundation.
- c. Mr. Huprich reported the ground water table is still 2 foot below normal level for this time of the year due to the lack of rain last winter and spring and the late start to rainy season this summer. South Florida Water Management District has indicated if we do

not get a lot of rain in last month of rainy season they will reduce water allocation for watering. Two ponds which will be adversely affected by a cut in water allocation will be the pond to south of Hunters Lake Court and the pond north of #10 green. Hopefully the next month will bring heavy rains.

- d. Mr. Huprich remind everyone that on Sunday, December 6th, Hunters Ridge will host a benefit golf outing to raise needed funds for the St. Mathews House. St. Mathews was very good to our employees who suffered loses from the flooding at the end of the summer of 2008. Also St. Mathews is running low on charitable contributions this year due to the bad economy.
- e. Mr. Huprich reported on the Comcast TV Guide channel which was changed from Channel 17 to Channel 96 and is overridden by our Community Channel. Mr. Huprich has reviewed the 10 year contract with Comcast which has approximately 5 more years to run. He indicated Comcast has not violated their contract with Hunters Ridge and in fact has always worked with us. Chris Durfey, Administration Office, reported that those of you who have digital TV or high def and have a "cable box" should not have been affected by this change since your guide is located on your remote control. Those of you who do not have a converter box of any type, have been directly affected by this switch. After much "behind the scenes" talking with Comcast they have come up with a resolution for those affected by the Guide Channel switch. They will provide a basic "digital converter box" which will give you a new, interactive guide located on your remote control, along with the Style channel, CSPAN, Cartoon Network, Lifetime Movie Network, Oxygen, Game Show Network, 45 channels of Digital music, and access to On Demand. The normal price for this package is \$5 per month, but Comcast is waiving the monthly fee as well as the \$9.99 installation fee for one year. We are working very hard with Comcast to keep it free after the one year period.
- f. Don Huprich, General Manager did stress that both he and the Board wanted to develop a budget for the coming year based on no increases in dues, trackage fees or club minimum. He stated he would work tirelessly to make sure we keep cost down.

5. CHARTER AND GOLF MEMBERSHIPS TERMINATED RESULTING FROM NON PAYMENT OF CLUB ANNUAL DUES.

- a. Mr. Huprich reported there were 35 delinquent memberships of which 15 were in foreclosure and 20 were just delinquent memberships. Of these foreclosures and delinquencies the breakout is as follows: 6 charter memberships, 2 golf memberships and 27 social memberships. Mr. Huprich did discuss moving forward with cancellation of the charter and golf memberships, as well as suspension of all delinquent social memberships with the Board individually several months ago. Formal notices were mailed out to the delinquent members or banks pursuing foreclosure informing them of the action being taken. The whole process takes 60 days plus two more 45 day notices.
- b. Mr. Huprich reported he had just received a nice size check from these efforts today. Mr. Huprich reported he and Harold King, Treasurer meet with Chris Davies, the club's attorney, and his assistant Karen Howland almost every week pursuing collection of past due funds.
- c. Once a golf membership is cancelled or a charter membership is canceled the membership reverts to a social membership that is suspended. The suspended member still is liable to play current and future dues and other costs such as maintenance fees and club minimum.

- d. Mr. Huprich, General Manager reported golf memberships are for sale on an installment three (3) year pay basis. He reported he just sold a golf membership on three (3) year installment program.

6. MANAGEMENT CONTRACT REVIEW

Sandi Morgan, President said it was that time of the year for the evaluation of the General Manager's performance under the terms and conditions of Mr. Huprich's employment contract. She further indicated that all of the input she has received from her fellow Board members was all very positive about his performance, not only this year, but since the turn over. Mr. Huprich has every year developed a budget with the aid of the Long Range Planning and Finance Committee and aggressively worked within the budget each year to provide an ending surplus including this year with a projected \$300,000 or more surplus. Don has exhibited outstanding performance and he puts his heart and soul into Hunters Ridge. He consistently refuses a raise or bonus. Don did request a two year extension to his employment contract in lieu of a raise. This two year extension would extend the term of his contract with Hunters Ridge as General Manager for four years as of January 1, 2010 through December 31, 2013. Motion was made by Fred Forbes, Secretary and seconded by Don Wirsbinski. Motion passed unanimously.

7. SELECTION OF DIRECTOR BY BOARD MEMBERS AS DISCUSSED AT JULY 15TH, 2009 BOARD MEETING

Sandi Morgan, President said at the July 15th Board meeting she had requested each Board member to contact her with a recommendation to fill the vacancy created by Joe Gormley's resignation. Sandi Morgan stated she had only received two names for consideration which were Ben Butler and Bill Bell. The consensus of those Board members talking with Sandi Morgan was for Ben Butler to be appointed to fill the vacancy. Sandi Morgan made a motion to appoint Ben Butler to fill the unexpired term of Joe Gormley. Tom Padgett, Vice President seconded the motion and added he fully supports this nomination because of Mr. Butler's experience as President of a Condominium Association where he formerly resided. Dave Miller indicated he was the person who suggested Bill Bell. He felt Mr. Bell's business experience would be an asset to the Board. Motion passed 5 in favor and 1 no. Mr. Miller wanted it made clear he personally has no problems with electing Ben Butler to fill the Board vacancy.

8. NEXT BOARD MEETING – Sandi Morgan, President

October 21st, 2009, Wednesday at 4:00 PM – Clubhouse Main Dining Room.

9. ADJOURNMENT

Motion made by Tom Padgett, Vice President and seconded by Don Wirsbinski to adjourn. Motion passed unanimously without discussion.

Respectfully submitted,
Fred Forbes, Board Secretary