

HUNTERS RIDGE COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
THURSDAY, DECEMBER 13, 2007 MINUTES

The meeting was called to order at 4:00 PM by board president, Tom Padgett.

Board members in attendance were:

President	Tom Padgett
1 st Vice President	Sandra Morgan
Treasurer	Harold King
Member	Kristi Pogue

Absent was Secretary David Foster. President Padgett asked that Harold King act as secretary pro tem.

The secretary announced that a quorum was present and that the meeting was properly called.

The minutes of the meeting held October 5, 2007 were approved as submitted.

President Padgett announced that Pete Kirk had resigned from the Architectural Review Board and that the remaining members were Don Redford, Robert Esp, and Susan Tinkel. He appointed Marc Nusbaum as a new member and asked Don Redford and Robert Esp to serve as co-chairmen.

Proposed budgets for 2008 were made available to club members present with comments made by General Manager Don Huprich, Treasurer Harold King, and Budget Committee Chair Jim Zimmer. President Padgett noted that the proposed budgets were for club membership review and comment, and that the budgets would be voted on by the Board at the next meeting on December 28, 2007.

President Padgett introduced Board Attorney Chris Davies. Mr. Davies discussed in detail the actions taken against delinquent members and the efforts made to collect delinquent funds. He noted that our delinquency problems were not unique, that it was country wide, and that our problems were not as severe as that of other clubs for whom he worked. He provided the Board with a written report updated as of December 13, 2007, indicating the delinquent members and the status of action taken. This report is attached and made a part of these minutes.

President Padgett commented on the current employee year end bonus policy. He noted that in prior years all members were solicited for contributions at year end. Of the 550 members, fewer than 200 contributed to the fund and the Developer added the major amount.

President Padgett submitted the following resolution for Board consideration:

Whereas: Hunters Ridge Community Association employs a staff of approximately 75 employees; and

Whereas: the labor market in southwest Florida makes it difficult to hire and retain good, dedicated employees; and

Whereas: we currently have a staff of which many are long term employees; and

Whereas: we, as an employer must do everything possible to retain our good employees; and

Whereas: in past years the Community Association solicited funds at the Holiday season to distribute to the employees as a holiday bonus; and

Whereas: the money solicited from members is inadequate to fund a proper holiday bonus for all employees;

Now therefore be it resolved that

The Community Association will not solicit funds from the members this year or in future years; that it will pay the holiday bonus this year to all employees from our general funds; and that in future years will insure that the budget includes funding for this item as part of our regular payroll expense, subject however to modifications as may be made by future Boards.

On motion by Kris Pogue, seconded by Sandra Morgan, and passed unanimously, the resolution was adopted.

President Padgett asked the Board to consider the establishment of an External Affairs Committee. Discussion centered on political and zoning concerns which would affect the well being of Hunters Ridge.

On motion by Kris Pogue and seconded by Sandra Morgan, the Board approved the establishment of the External Affairs Committee. President Padgett appointed Fred Forbes, Bill Johns, and Don Simpson as members of the committee.

Treasurer King submitted a proposed audit contract from Stroemer & Company for the audit of the Hunters Ridge Community Association. On motion by Sandra Morgan, seconded and passed unanimously, the Board deferred consideration until we had received their proposal for the audit of the Hunters Ridge Country Club.

There being no further business, the meeting was adjourned at 5:30 PM

Harold King, Secretary, Pro Tem

Attachments: Attorney Report

HUNTERS RIDGE UPDATE AS OF 12/13/2007

We have written letters to the following:

Andrews, Kay & Duane Pritchett
Alexander, Keith
Basso, Richard & Michael - 4 units
Bergquist, Timothy
Buckowich, Brad
Centrone, Anthony - 2 units
Chadwick, Wayne - 3 units
Gonzalez, Jan
Juarez, Janelle
Lesperance, Greggory
Lewis, Douglas
Masterson, Kerry
Moore, Ed & Dolores - 3 units
Polen/Arslanian
Schwartz, William & Ellen
Tran, Lance
Virchow/Sexton

Of those letters, some have paid, some have had a Claim of Lien filed against their unit and recorded in the Public Records of Lee County, Florida, others are in the process of being liened, some are ready for foreclosure by the Association, and some are in foreclosure by various financial institutions. As far as I know, no owner has filed bankruptcy yet, although that may be an inevitable consequence for one or two individuals.

PAID IN FULL: Andrews, Kay & Duane Pritchett (\$10,294.16)
 Basso, Michael and Richard (\$27,000.00)

Paid Hunters Ridge, but still owe legal fees & costs: Polen/Arslanian (\$5,355.02)
 still owe: \$533.71 to Swalm, Bourgeau & Davies, P.A. (A
 Claim of Lien was placed against their property and has not
 been released.)

The following have been liened:

Bergquist
Gonzalez
Masterson
Schwartz
Virchow

The following two have a recorded Claim of Lien against their property; we have given them notice, and we are ready to begin foreclosure proceedings:

Buckowich - Dec. 8th
Chadwick - (3 units) - Dec. 8th

The following will be liened as soon as possible:

Alexander, J
Holdren
Juarez
Tran

IN FORECLOSURE:

Centrone - w/Deutsche Bank Trust Company
Cervera - w/Greenpoint Mortgage
Lesperance - w/HSBC Mortgage Services, Inc.
Lewis - *wi* - Sale date: Dec. 7th
Moore - w/Bank of New York - Unit 1