



Hunters Ridge Community Association  
Board of Directors Meeting  
Monday, November 28, 2011  
4:00pm, Clubhouse, Main Dining Room

The meeting was called to order at 4:00pm by President Fred Forbes. Other Directors present were Vice President Ben Butler, Treasurer Harold King, Secretary Don Wirsbinski, Tom Padgett and David Miller. A quorum of the Directors was established. President Forbes requested those present silence their cell phones.

A motion was made to approve the minutes from the October 28, 2011 Board Meeting by Ben Butler and seconded by David Miller. All approved.

Treasurer Harold King submitted a copy of the Consolidated Statement of Condition as of October, 2011, and asked that it be attached and made a part of these minutes. He stated that a detailed line item report of income and expenses would be on file in the office and available to members for review. He reported on the following relevant summary items from the above reports:

Our Club operating funds total \$1,037,147.18 and Community Association funds amount to \$542,694.70.

Our Club reserve accounts amount to \$767,552.19 and the various Community Association reserves total \$649,887.42.

Of a total \$2,997,281.49 operating and reserve funds, 92% is insured leaving \$238,667.01 uninsured.

Our income and expense operations compared to budget for the first eight months of the year show Golf operating with a \$56,048 positive variance to budget. Food and Beverage shows an eight month loss of \$193,629 against a budgeted loss of \$116,540. General and Administrative is budgeted for a surplus to offset the Food and Beverage loss, and is operating with a surplus \$80,556 better than expected. Over all our eight month operating variance is a positive \$125,499.00.

The Community Association has a strong cash balance and is operating with a positive variance to budget of \$19,643.17.

The Hunters Ridge Utility Co. has cash and customer receivables of \$287,667.00, and is operating well within its budget.

A motion was made (see attached) for a Resolution for method of breaking a tie in future Board elections by Ben Butler and seconded by Don Wirsbinski. All approved.

The Nominating Committee's "Candidate's Forum" night was set for Monday, January 9<sup>th</sup> at 7:00pm in the Main Dining Room. The list of 2012 Board candidates was read by Mr. Padgett.

The proposed 2012 Club and Common Area budgets were given to all Board members for their review prior to the next Board meeting.

An update on Security entrance systems, Bar Code versus an RFID system was given by Don Huprich, General Manger.

An update on our attempt to have the Florida Department of Transportation (FDOT) approve and install a Sound Barrier wall along I-75 was given by Fred Forbes.

An update on items discussed at the Member Roundtable Meeting of March 2, 2011 was given by Fred Forbes. Many of the suggestions by our members given at the Member Roundtable Meeting have been put into place and the minutes of that meeting are posted on our website.

The next meeting date was set for December 7<sup>th</sup> at 4:00pm in the Main Dining Room where comments will be taken before a Board vote on the 2012 Budgets. The proposed budgets will be available for the membership at this meeting.

A motion was made by Dave Miller to adjourn the meeting, seconded by Ben Butler. All approved.

Respectfully submitted,

Don Wirsbinski, HRCA Secretary

## **MOTION FOR BREAKING A TIE FOR 7<sup>th</sup> BOARD MEMBER**

This TIE BREAKING PROCEDURE shall be used in all elections of the Hunters Ridge Board of Directors commencing with the 2012 Board Election:

**In the event of a tie for the seventh seat in a board election, the following motion is adopted:**

- Ballots would be recounted immediately on election day
- If a tie still exists for 7<sup>th</sup> place, the tie could be broken by coin toss or drawing straws or drawing cards, etc, if all candidates involved in the tie agree to abide by the outcome.
- If all the candidates involved do not agree to the above scenario, a runoff election between the tied candidates would occur
- Runoff election would require a 30 day notice to all members as required by state statute
- Per the powers granted to the Board in By Laws which is that the Board determines term and number of Board members; in event of a TIE for 7<sup>th</sup> Board seat our Board will temporarily reduce to a 6 member Board until a runoff election is held and a 7<sup>th</sup> Board member is determined by the runoff election.