

**Hunters Ridge Community Association  
Member Roundtable Meeting  
Monday, March 7, 2011  
4:00pm – Clubhouse**

**1. Call meeting to order; establish quorum of Directors, silence all cell phones** – The meeting was called to order at 4:00pm by Fred Forbes, President. Directors present included Harold King, Treasurer; Ben Butler, Vice President; Tom Padgett, Sandi Morgan, Don Wirsbinski and David Miller. A quorum was determined.

**2. Sound Barrier Update** – Mr. Forbes gave a brief Sound Barrier update. FDOT and their sound consultants could be in the community the week of March 14<sup>th</sup>, and he reminded all members to be very active with their outside activities on the day that they will be coming. We will let you know as soon as we can.

**3. Roundtable Discussion** – Mr. Forbes began this portion of the meeting by establishing some ground rules. He asked all in attendance to please be positive in the comments and suggestions made and to limit to two their comments and suggestions until everyone has had a chance to address the Board. He said that the Board would be making no comments today as to allow as much time as possible for members to speak. He opened the floor for discussion:

**Ed Sykes** - Upset about the speed on vehicles in the community and asked all members to observe the 19mph speed limit.

***\*Notice posted on website, ScoreCard and Community TV Channel.***

**Carlo Molin** - Questioned the amount of revenue from outside play versus member guest play versus rental play. He wants figures to be double checked.

***\*Treasurer Harold King verified all figures given previously were correct.***

**Bill Mink** - Feels security is lax. Wants renters and guests to display vehicle decals at all times.

***\*Security has been "tightened" and additional evening roaming scheduled.***

Dress code needs enforcement on the golf course and the driving range.

There should be a Welcoming Committee to show the new members the ins and outs of the community.

**Cheryl Poostay** - Communication could be better as it pertains to notice of Board and Committee meetings. Minutes on website are outdated in the committee section. If the Board is going to vote on something the members should have plenty of notice so they can attend the meeting.

Feels there should be half price drink specials every Thursday regardless of whether it is a regular pub night or a special pub night.

***\*House Committee will give recommendation to Board for their decision.***

If an item is going to be voted on that will affect the members financially, the members need to know about the item and when the vote is going to take place. Wants to see a line item budget before voting on the annual budget.

***\*Finance Committee gives recommendation to Board on budget and line items.***

She thinks that all homeowners and our maintenance crews should use weed killer and fertilizer on the grass.

***\*Golf Course and common area crews do use fertilizers and several types of weed killers. Single family homeowners have the responsibility to properly maintain their property.***

Golf Bag tag for all members to properly identify them

Does not think that the children of employees should be on-site during working hours with their parent.

***\*Previously discussed by the Board in 2010.***

She thinks that the dog at the Security Gate is unprofessional.

**Peg Long** - Would like feedback from the Board in regard to today's meeting in a written response to the ideas and suggestions submitted.

**Suzanne Evans** - There are committees that appear to have no meetings such as Villas, Buildings and Grounds. If a committee is not necessary, they should be eliminated. If they are necessary, then they should have regular meetings.

**\*Committees have been meeting.**

The office should send an email blast for all meetings.

**\*Currently taking place.**

Does not like the cutoff time for reservations and for takeout food. Many times a member may decide at the last minute to get take out or to come for dinner. Seems that these times are being enforced even though there appears to be plenty of room in the restaurant.

**\*House Committee will discuss and give recommendation to Board.**

**Marc Nusbaum** - Set up a process for dealing with those members who constantly violate rules and regulations such as garage doors being left open, trash cans being left out for too long a period, parking on the street. Fine system?

**\* Membership Committee discussing fine system with HRCA attorney.**

Would like to see comment cards on the restaurant tables.

Does not feel the policy for cutoff times for reservations and for takeout food is appropriate for the community.

**\*House Committee to discuss and recommend.**

Rules need to be enforced with a fine system such as unauthorized hurricane shutters, signage on vehicles.

**\*Being discussed with HRCA attorney.**

There are no sidewalks on Fox Ridge Drive from the front gate to the back gate and feels this is very dangerous. There is a problem with vehicles speeding especially in the morning with the maintenance employees trying to get to work.

**\*Employees have been instructed to drive carefully and obey speed limit of 19mph.**

There needs to be better security measures in place at the gate.

**\*Security has been tightened.**

Fill in the pool at the MDR and perhaps open up the Dining area for more room.

**\*Finance Committee will make recommendation to Board after 2011 Membership Survey is tallied.**

**Frank Schmitt** - Committee reports should be a regular agenda item for Board meetings. The Board should give guidance as to what they would like to have in the reports.

**\*Will be added to future HRCA Board Meeting Agendas.**

Members should have a chance to review salaries and benefits for employees including hours worked, etc.

**\*Finance Committee recommends budget to Board for approval. Florida law must be complied with.**

Study our facility capacity to determine what changes might need to be made and to determine alternate solutions for usage.

**\*Finance and Long Range Planning Committee to study.**

**Norm Jalbert** - Submitted a drawing for an area that can be easily fixed to allow for safer golf cart driving.

**\*This project will be completed this summer.**

Wants the Board to implement a process to encourage the discontinuation of Styrofoam cup usage. Styrofoam is not recyclable and perhaps the pro shop could sell cups and mugs for beverages.

***\*Staff currently reviewing. Attempted last year but most members and guests prefer Styrofoam.***

**Harold Foote** - Questioned a 15% hike in the utility company operating costs for personnel salaries.

***\*Plant operator given 3% annual increase over five (5) year period.***

Pool at the MDR should be filled in to make way for more outside dining areas.

***\*Finance Committee will make recommendation to Board. Membership will be polled in survey.***

There should be a fund set up for damages that golf balls cause to members homes.

***\*Property owners on golf course assume risks that balls could do damage.***

The entryway to Hunters Ridge at Bonita Beach Road is very spartan and should be dressed up a little.

***\*HRCA does not own this property, cannot do.***

Feels we owe residents information on employee salaries, benefits, employee food. They need reasonable answers to reasonable questions.

***\*Finance Committee recommends budget to Board. Florida law must be complied with.***

There is a gap of one foot on the fence that borders Fox Ridge Drive. Needs a berm or some type of landscaping.

***\*Common area maintenance crews currently working on this area. Will determine course of action.***

**Mary Copeland** - Food quality is poor and inconsistent. Questioned why we don't have an Executive Chef. Made the comment that Kim Young is one of the hardest working people she has ever seen. Feels the wait-staff should receive better training.

***\*Changes in Food and Beverage staff are forthcoming.***

Asked all other members to not cut thru the round-a-bouts and to stop at all stop signs.

**Sandy Larsen** - Trees on the perimeter roads need to be trimmed and made more attractive.

***\*Will find out what trees she is referring to. Washingtonian Palms on Fox Ridge Drive will be trimmed and possibly replaced.***

In response to a member comment on having a line item budget, she said that it is not feasible to vote that way. You have a Board that is elected to oversee the day to day operations and what money is being spent on. If you don't like the way it is being done, then you elect a new Board.

When she was at the annual meeting, she asked questions about the budgets that were not fully answered to her satisfaction. She would like the annual budget to be included in the "notice to members packet" mailed out prior to the annual meeting.

***\*Budgets are available for all members at the Board meeting in November when the annual budget is approved. After that meeting, the budgets are immediately available on HRCA website.***

**Brian Hope** - Since the Board has elected unlimited outside play, the pro shop should be sure to give the names of all players to the security gate, and the gate should get a photo id from the golfers. The gate should also ensure that only the golfer is admitted and not the entire family. It seems that some families might be coming in and using the main pool at the Activity Center while the spouse is on the golf course.

***\*Security guards now getting driver license of guests coming into community to play golf.***

**Mike Lang** - Food and Beverage. Lunch is fine, Brunch is fine, Dinners are terrible. No consistency with the food.

***\*House Committee discussing these questions.***

With the issues of food quality and the issue of the outside play on the golf course, he wonders if Kim Young and Rob Harpster have been receiving pressure to keep to a certain budget no matter what has to suffer, or are they

told to do whatever is necessary to make the members experience as pleasurable as possible without the pressure of a budget, as it should be.

The communication between the Board, the Committees, and the Members is terrible. Not enough notice is given for Board Meetings. Those members who attend the Board meetings are not allowed to speak about an issue that is before the Board. The financial reporting is lousy, and needs to be better.

***\*Administration Office doing what it can to improve all levels of communication.***

Would like to see a list of short term and long term capital improvements especially in reference to equipment and buildings.

***\*Finance Committee currently discussing.***

Believes it is difficult to sell a house in Hunters Ridge and would like to have a weekly open house list that is sent to the guard gate for those coming in to look at the community.

***\*Sales in Hunters Ridge have been extremely good. Do not know what he is referring to.***

***Since several questions were made as to the Sewer Treatment Plant rate proposal, Mr. Forbes asked Don Huprich to go over the presentation made at the last Board Meeting in reference to the sewer rates and how they could be changed. In the past, the sewer rates consist of base rate and flow rate. One possible consideration would be to charge each homeowner a flat rate of \$53.33 each month.***

**Lale Lewis** - Board meetings should remain on the same day of the month so that every member would be able to know when there is a Board meeting. For example, the second Wednesday of the month.

***\*Board sets its next meeting date usually thirty (30) days in advance.***

**Gerry Komon** - Saw three golfers with three separate carts driving down the middle of the fairway. Isn't there a rule about limiting carts. Should have been two carts with three players.

***\*Golf Committee and Board discussed in 2009.***

**Al Perrotta** - What about dogs that urinate on lawns causing a big dead spot. They live on a corner and work hard in their yard. They seem to get a lot of dogs because of their location.

***\*Notices on website, Community TV channel, and in ScoreCard for members to clean up after their pets.***

**Sabra Cicilline** - Made the comment as a response to another member's comments about the restaurant, that the restaurant has never made money and never will make money. It is a private restaurant for member use only and is not a "for profit" area.

**Ben Butler** - Brought up some items that were mentioned to him recently by members:

Snack Bar should be moved to the Activity Center pool area.

***\*Finance Committee to review and make recommendation to Board.***

Should have a phone on hole #9 so that members could pre-order lunch.

***\*Staff will look into.***

Pool area at the MDR should be filled in and perhaps a Tiki Bar put there.

***\*Finance Committee will review and make recommendation to Board. Membership will be surveyed.***

Need to have a crosswalk on Hunters Ridge Blvd where the sidewalk moves from one side of the road to the other.

***\*Crosswalk will be installed by the end of March 2011.***

**Peggy Jalbert** - Thanked Fred Forbes and the Board for having the courage to have this meeting.

**Frank Caldwell** - Need short and long term planning, for example a "five year plan".

***\*Finance Committee consideration.***

**Peg Long** - Concerned about safety and speeding in the community. Also concerned about lack of a phone at the Activity Center Pool Area. Is there one? Where is it? If there is one there should be a sign so that everyone would know where it is.

***\*Staff member on duty from 7:00am until usually 7:00pm.***

Comments were made by two members about the money spent on employee meals. The figures mentioned were \$38,000 and \$25,000 dollars.

***\*Twenty five thousand dollars approved in annual budget for staff meals.***

4. **Adjournment** – After all members comments were noted, the meeting was adjourned at 5:22pm.
5. **Comments received by members who were unable to attend the meeting.** Comments were made to Board Members or received by email:

**Larry Donlin – Email Comments:** Sense of security - excellent. Golf Course - annual improvements and maintenance also fall into the "excellent" category. Activity Center - the building continues to be a "magnet" and based on my observations, I would guess usage is beyond original expectations. This is good? Yes! Pool specifically - water quality and temperature in balance for the recreational and/or lap swimmer including all ages. Food and beverage service - since we are seasonal, we can't speak with "authority" however we would rate as "acceptable". All in all - I would say an A-. For three reasons we're still glad to be able to spend our winters - 21 at last count - at Hunters Ridge: The staff - to your credit - is always pleasant and helpful, Don Huprich continues to be our manager, and the weather.

**Dave Miller** - Comments from members he has received:

There are so many people this time of year (guests) that some of the regulars can't attend the water aerobics classes.

Members don't believe it is fair that they cannot have other members use their club minimum.

***\*House Committee to discuss with recommendation to the Board.***

Some Social members who rent their property don't feel that it is fair that the golf members who rent their property can have their renters use their account but the social renters cannot.

***\*Social members renting their property should notify the Administration Staff and give them approval for their renter to charge on their account.***

**Josephine Rizzo** – Feels it unfair to those who dine in the Main Dining Room that they do not have the same menu options as those who dine in the Grill Room. Grill Room has two menus and MDR only has one.

Feels that there are too many server assistants and not enough servers.

Give a free draft beer coupon to outside golfers to attract them to the dining areas in hopes that they will purchase additional Food and Beverage items.

**Edie Paetow, Joanne Schoen-Wood, Doris Griffith, Suzanne Low, Janet Barmore, Cy Ing** – Believes that it would make economic sense for the current restriction that allows Social members to golf once a month during season, be changed to six (6) times over the course of the season without the monthly restriction.

***\*Currently under consideration.***

Respectfully Submitted,

Don Wirsbinski, Board Secretary