

**Hunters Ridge Community Association
Board of Directors Meeting
Wednesday, December 1, 2010
4:00pm – Clubhouse Main Dining 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; David Miller, Harold King, Tom Padgett, and Fred Forbes. Donald Wirbinski and Ben Butler were absent.

2. APPROVAL OF SEPTEMBER 27th, 2010 BOARD MEETING MINUTES

Motion to accept September 27th, 2010 Board Meeting Minutes was made by Fred Forbes and seconded by Harold King. Motion passed unanimously.

3. FINANCIAL REPORT– HAROLD KING, TREASURER

Treasurer King presented a consolidated statement of condition for the Hunters Ridge Community Association as of October 31, 2010, which is added to and made a part of these minutes. Supplemental information was provided the Board members detailing Club line item income and expense for each operating division and provided a copy to be available in the Club accounting office for member review. He summarized Club operations pointing out that each of the three operating divisions, Golf, Restaurant, and General and Administrative showed a positive variance to budget for the eight months ending October 31, 2010. Total operations for the ten months had a positive variance to budget of \$286,842. The Community Association, through October, shows an operational surplus to budget of \$117,990.97. Club operating funds at the end of October totaled \$1,028,341.82 with an additional \$1,152,939.84 in various reserve accounts. Community Association operating funds at the end of October totaled \$524,216.90 with an additional \$518,119.36 in various reserve accounts.

4. STATUS OF FDOT SOUND BARRIER ALONG I-75 - FRED FORBES

- a. Mr. Forbes thanked everyone for their help to date in emailing FDOT and turning out for the on site visit to Hunters Ridge on November 10 by FDOT Headquarters.
- b. Other than Brian Blanchard, FDOT Headquarters State Engineer, the two headquarters sound barrier administrators, and the FDOT District 1 Sound Barrier Project Manager as well as his consultant, all took the position that all seven of the communities in southern Lee and northern Collier counties which received sound barriers were analyzed in strict compliance with FDOT statewide sound barrier procedures, guidelines and criteria. Further it appeared that FDOT was going to try and take the position that if a review of the original Hunters Ridge sound barrier evaluation followed the standards and guidelines then Hunters Ridge was not entitled to a reevaluation.
- c. Mr. Forbes passed out several copies of the Handout that Hunters Ridge prepared for the November 10th FDOT Visit, as well as copies of our November 25th, 2010 letter to the Secretary of FDOT, District 1 Secretary and Brian Blanchard, FDOT Chief Engineer. He pointed out that both he and Don Simpson both heard a lot of conversation primarily between the District 1 Sound Barrier Project Manager and a consultant which makes Hunters Ridge not getting reevaluated ridiculous. Some of these statements we both heard are as follows:
 - FDOT confirmed they built a sound barrier for the Bonita Springs Eagles without even analyzing this facility in accordance with standards for

facilities. Other than Wednesday, Friday and Saturday Nights, as well as special event nights, the average hourly use rate of the lodge is approximately 50+/- . On the nights listed for a period of about 2 1/2 hours the use rate is approximately 150+/- . Even though this facility is very close to I-75 it is doubtful it would have been able to pass the standard FDOT cost benefit analysis criteria. FDOT admitted they simply sent a letter to the Eagles and asked if they would like FDOT to build them a sound barrier.

- The FDOT consultant told the District 1 project manager that he tried to extend the Eagles Lodge sound barrier further south to protect six apartment buildings behind the Eagles immediately to the south of the Eagles Lodge. However, due to the six high tension electric lines which cross I-75 immediately south of the Eagles Lodge it was impossible because these high tension lines would interfere with the erection crane used to construct a sound barrier. The six apartment buildings were at least 100 ft. farther away from I-75 than our clubhouse and activities center.
 - These were only a few of the examples of the conversations and statements made primarily by FDOT District 1 Project Manager and the sound barrier consultant.
- d.* Mr. Forbes said he and Mr. Simpson per our letter of November 25th have taken the position since FDOT has taken the position that on the 5 out of 7 sound barriers built in Lee and Collier counties that FDOT analyzed these 5 sound barriers in strict conformance with FDOT standards and criteria they have established a precedent and Hunters Ridge is entitled to be reevaluated by the precedent setting standards and criteria use on the five communities and facilities outlined in our August 3rd and November 25th letters to FDOT.
- e.* Mr. Forbes has talked to State Representative Trudi Williams office regarding FDOT admissions of November 10th and their trying to ignore what they did for these other 5 communities as outlined in our letters to FDOT. We provided her with copies of our November 10th handout to FDOT and our most recent letter to FDOT of November 25th. She indicated she would call the Secretary of FDOT and District 1 Secretary.
- f.* Mr. Forbes said we would be asking all of our members to contact by email and letters the new Governor and FDOT officials in the near future. Most likely we will not hear from FDOT until late January or February of next year.

5. Review and Approve Club and Community Association Proposed 2011 Budget - Don Huprich, General Manager

- a.* Mr. Huprich presented the highlights of the proposed 2011 Club and Community Association Budget. Mr. Huprich reported for the sixth consecutive year due to the hard work of staff and the finance committee the dues for social memberships, golf memberships, food and beverage minimum and golf cart trackage fees would remain unchanged. The proposed 2011 budget provides for sound projected reserves funds which will be added to the existing reserves of Hunters Ridge Community Association.
- b.* Mr. Huprich also reported the quarterly maintenance fees for the villas would remain at the 2010 level with a modest increase being added to single family home quarterly maintenance fees.

- c. Tom Padgett made a motion to approve the proposed 2011 Budget which was seconded by Fred Forbes. Motion passed unanimously. Copy of approved budgets are attached.

6. General Manager's Contract Term - Sandi Morgan, President

- a. Sandi Morgan informed the Board that Don Huprich desired to extend his existing contract for two additional years, but wanted no increase in compensation. This would extend Mr. Huprich's contract to 5 years starting January 1st, 2011 through December 31st of 2015 at the same salary.
- b. Tom Padgett made a motion to extend the term of Mr. Huprich's contract by 2 additional years which was seconded by Harold King. Motion passed unanimously.
- c. Mr. Padgett clarified that the Board could at any time increase Mr. Huprich's compensation by separate Board action.

7. General Manager's Report - Don Huprich, General Manager

- a. South Florida Water Management District (SFWMD) has sent out letters informing us that October was the driest month in Florida's recorded weather history. SFWMD has informed that most likely we will be directed to reduce the amount of well water being pumped to irrigate our golf course and common areas. SFWMD has also indicated all residents will be most likely required to reduce the amount of water they use to water their lawns and landscaping. In the meantime SFWMD stressed that we do all we can to conserve water. The recent overwhelming vote to purchase the Hunters Ridge Utility Co. guarantees our community approximately 60,000 gal./day of gray water to be used for irrigation purposes which does not get curtailed by SFWMD. Most likely we will need to ban smoking on the golf course due to the drought conditions.
- b. Mr. Huprich reminded everyone of the Hunters Ridge Charity event to be held on December 5th for Cafe of Life and St. Matthew's House. It appears that nearly 150 residents will participate in the 9 hole golf outing plus the social event to be held following the golf outing. There will be several fund raising raffle tickets sales with lots of great prizes. In addition, Mr. Huprich will be running a 26 mile marathon race in West Palm Beach which provides two fund raising opportunities; the person buying the closest time square gets to go to dinner with their spouse as a guest of Don Huprich plus residents put up a pledge for each mile of the 26 mile marathon completed by Mr. Huprich. Hunters Ridge hopes to raise in excess of \$10,000 to be donated to these two charities.

8. NEXT BOARD MEETING – Sandi Morgan, President

No additional Board meetings are planned until the Annual Membership Meeting on January 20th, 2011 at 3:00pm in the Clubhouse main dining room. Please plan to attend this important meeting which will include election of the 2011 Board.

9. ADJOURNMENT

Motion made by Fred Forbes and seconded by David Miller to adjourn. Motion passed unanimously without discussion.

Respectfully submitted,
Fred Forbes, Board Secretary