

SOUTH VILLAS OWNERS MEETING
FEBRUARY 10, 2008

The meeting was called to order at 4:00 P.M. by South Villas owner and Hunters Ridge Community Association board treasurer, Harold King who announced he would act as secretary for the meeting.

Don Hupprich served as a recorder of members present and reported that a quorum was present.

Mr. King announced that the purpose of the meeting was to consider reserve allocations for the roof replacement reserve and for the paint and maintenance reserve. The current allocations are \$25 a month for the roof replacement reserve and \$35 a month for the paint and maintenance reserve.

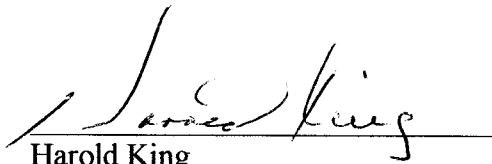
A general discussion was held concerning present and future needs for paint and maintenance following which,

On motion duly made, seconded, and passed by the members, a paint and maintenance reserve allocation for the year 2008 of \$35 a month, payable quarterly, was approved.

A general discussion was held concerning present and future needs for roof replacement, following which,

On motion duly made, seconded, and passed by the members, no allocation for the roof replacement reserve for the year 2008 was approved.

There being no further business, the meeting was adjourned.

A handwritten signature in cursive script, appearing to read "Harold King", is written over a horizontal line.

Harold King
Acting Secretary

The following is a true and correct copy of an excerpt the minutes of a duly called meeting of the board of Hunters Ridge Community Association held April 11, 2008, at which a quorum was present.

Mr. King discussed the benefits and possible need for a line of credit to provide cash for short term emergency needs. Commitment letters from Colonial Bank and Wachovia Bank for a \$250,000 line of credit were compared with Colonial Bank offering a lower interest rate, prime less .50%, and lower closing costs of \$1000. A copy of their commitment letter is attached and made a part of these minutes.

On motion made and seconded and passed unanimously the board accepted and approved the commitment from Colonial Bank and authorized the officers to enter into those agreements necessary to effect the commitment.

Dave Miller, Secretary

APRIL 11, 2008 DRAFT Position
on
Two Zoning Requests For Properties On North Side
Bonita Beach Road In Front Of
Hunters Ridge Blvd.

Two separate rezoning requests were filed with the city of Bonita Springs in 2007 both of which were originally scheduled for public hearing on October 5, 2007 then rescheduled for March 7, 2008. At the request of the applicant both requested rezoning public hearings have been rescheduled to June 6, 2008. Although the same law firm represents the applicant or land owner these two land parcels are owned by different parties.

Case # DCI2004-00061 referred to as Bonita 75

Applicant: Mr. James E. & Pauline O'Donnell

Rezoning Requested: +/- 20.996 acres of Commercial Planned Development (CPD) and Agricultural (AG-2) to Commercial Planned Development (CPD) to permit a maximum of 240,000 sq.ft. of mixed uses including office and retail, with development options including 90,000 sq.ft. of commercial mini-warehouse, or a maximum of 124 hotel rooms, or a maximum of 80 multi-family dwelling units,. Maximum height of buildings 55 ft. and up to 5 stories for hotel, motel and residential buildings; or a maximum of 3 stories not exceeding 45 feet height for all other use. No development blasting is requested.

Location: 27952, 27925 and 27977 Broondock Road immediately off Bonita Beach Road.

Current: Zoning and Uses: Smith Nursery, O'Donnell Venture, and Agriculture. Site is designated in Florida and Lee County master plans as **Interchange Future Land Use** Category.

POTENTIAL HUNTERS RIDGE POSITION FOR JUNE 6, 2008 PUBLIC HEARING:

Hunters Ridge is not opposed to the development of this property; however, Hunters Ridge cannot support the existing proposed rezoning requests at this time because of the following reasons:

- 1 A master plan drawing of the site must be provided showing the location of the proposed 90,000 sq.ft. of mini-warehouse storage. It is important that this portion of the development be heavily screened from view from Bonita Beach Road and any adjoining residential properties.
- 2 Alternative master development plans should be provided in advance of approving this zoning requests showing: 1) development plan for hotel/motel with mini-warehouses; 2) multi-family residential development and mini-warehouse development and 3) Commercial Retail and/or Office Development and Mini-warehouse Development. More detail including the proposed landscaping of the alternate developments is requested.

- 3 Master plans should show proposed access to and entry from Bonita Beach Road.
- 4 Landscaping must be provided in separation strip between any access road that is parallel to Bonita Beach Road to further screen the proposed development from Bonita Beach Road
- 5 General Objection to both rezoning proposals:
 - Granting the requested rezoning to both applicants may result in 240,000 sq. ft. of mini-warehouse buildings on contiguous land parcels
 - Access to and from Bonita Beach Road due to proximity of I75 ramps must conform to recognized traffic/highway engineering standards
 - These two applicants, as well as other potential development owner to the east must pool their resources to design and construct a access road that parallels Bonita Beach Road and limits all access to and from Bonita Beach Road to a traffic signal on Bonita Beach Road.
 - A realistic traffic study of Bonita Beach Road must be completed. This traffic study should show the current traffic count of Bonita Beach and Bonita Grande east of I75 as it is in peak season, as it would be when Bernwood Park of Commerce is completed, as it will be when the northeast and northwest corners of Bonita Beach Road and Bonita Grande are developed and the other residential and commercial developments east on Bonita Beach Road are completed.
 - After completion of the traffic study, a comprehensive road improvement plan with semi detailed cost estimate for a time phased improvements necessary for Bonita Beach Road and Bonita Grande as required to support the increased traffic load projected from the traffic study.
 - Applicants should be required to submit alternative master concept drawings for each of the development options that they are requesting approval
 - All buildings on out parcels and/or fronting on Bonita Beach Road or any other public road should be sited similar to new Lowes development in Estero at corner of Twin Oaks and Corkscrew Road. In other words the parking lots are blocked from view by out parcel buildings with their parking behind those out parcel buildings.
 - Interior parking lot paving should be designed similar to the above referenced paving with accent strips and sections of pavement done with brick pavers, concrete and decorative concrete paving to provide a more visual pleasing experience as opposed to typical blacktop paving used in other developments.
 - Approval of both rezoning applications to construct mini-warehouse storage buildings totaling approximately 240,000 sq. t. is not recommended. These prime building parcels should be used

for a higher purpose than mini-warehouse storage.

Case # DCI2004-00037

Applicant: Saint James Investments

Rezoning Requested: +/- 9.12 acres of Agricultural (AG-2) to Commercial Planned Development (CPD) to allow a mixed use of commercial project consisting of up to 150,000 sq.ft. of mini-storage units, 15,000 sq. ft. flex office/warehouse area, and 40,000 sq. ft. office/retail area, with a proposed maximum building height of 50 feet with up to 3 stories. No development blasting is proposed..

Location: Property located at 27857 Miller Road along north side of Bonita Beach Road.

Current: Zoning and Uses: Current use is Agricultural (AG-2). Site is designated in Florida and Lee County master plans as **Interchange Future Land Use** Category.

POTENTIAL HUNTERS RIDGE POSITION FOR JUNE 6, 2008 PUBLIC HEARING:

Hunters Ridge is not opposed to the development of this property; however, Hunters Ridge cannot support the existing proposed rezoning requests at this time because of the following reasons:

- 6 Proposed site plan should be modified to show screening from view of all existing of planned residential developments that adjoin this property.
- 7 The proposed site plan does not reflect the closing of the cut through in the Bonita Beach Road divider that will be constructed in the near future. Entrance and exit from site must be consistent with traffic engineering standards when cut through is closed.
- 8 Landscaping must be provided in separation strip between any access road that is parallel to Bonita Beach Road to further screen the proposed development from Bonita Beach Road
- 9 A master plan drawing of the site must be provided showing the location of the proposed 150,000 sq.ft. of mini-warehouse storage. It is important that this portion of the development be heavily screened from view from Bonita Beach Road and any adjoining residential properties.
- 10 General Objection to both rezoning proposals:
 - o Granting the requested rezoning to both applicants may result in 240,000 sq. ft. of mini-warehouse buildings on contiguous land parcels
 - o Access to and from Bonita Beach Road due to proximity of I75 ramps must conform to recognized traffic/highway engineering standards
 - o These two applicants, as well as other potential development owner to the east must pool their resources to design and construct a access road that parallels Bonita Beach Road and limits all access to and from Bonita Beach Road to a traffic signal on Bonita Beach Road.
 - o A realistic traffic study of Bonita Beach Road must be completed. This traffic study should show the current traffic count of Bonita

Beach and Bonita Grande east of I75 as it is in peak season, as it would be when Bernwood Park of Commerce is completed, as it will be when the northeast and northwest corners of Bonita Beach Road and Bonita Grande are developed and the other residential and commercial developments east on Bonita Beach Road are completed.

- After completion of the traffic study, a comprehensive road improvement plan with semi detailed cost estimate for a time phased improvements necessary for Bonita Beach Road and Bonita Grande as required to support the increased traffic load projected from the traffic study.
- Applicants should be required to submit alternative master concept drawings for each of the development options that they are requesting approval
- All buildings on out parcels and/or fronting on Bonita Beach Road or any other public road should be sited similar to new Lowes development in Estero at corner of Twin Oaks and Corkscrew Road. In other words the parking lots are blocked from view by out parcel buildings with their parking behind those out parcel buildings.
- Interior parking lot paving should be designed similar to the above referenced paving with accent strips and sections of pavement done with brick pavers, concrete and decorative concrete paving to provide a more visual pleasing experience as opposed to typical blacktop paving used in other developments.
- Approval of both rezoning applications to construct mini-warehouse storage buildings totaling approximately 240,000 sq. t. is not recommended. These prime building parcels should be used for a higher purpose than mini-warehouse storage.

Submitted By

External Affairs Committee
Fred Forbes, Chairman
Don Simpson
Mary Copeland
Delores Sykes
Mary Uglialoro
Vern Alexander

HRCA - CLUB 01/01/2007
BALANCE SHEET - March, 2008

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	Year To Date
****ASSETS****	
CASH	
Petty Cash on Hand	2,000.00
Wachovia - Operating	350,536.65
Wachovia - Money Market	1,606,549.97
Wachovia - General Reserve	236,328.23
Wachovia - Golf Reserve	161,780.77
TOTAL CASH	<u>2,357,195.62</u>
RECEIVABLES	
Accounts Receivable - Members	133,629.03
Accounts Receivable - Pastdue MBRS	442,836.55
Accounts Receivable - Other	39,135.32
TOTAL RECEIVABLES	<u>615,600.90</u>
PREPAID EXPENSES	
Prepaid Insurance	57,617.93
Prepaid - General Reserve Fund	90,750.01
Prepaid - Golf Reserve Fund	73,875.01
TOTAL PREPAIDS	<u>222,242.95</u>
INVENTORY (AT COST)	
Inventory - Snack Shop	252.16
Inventory - Restaurant	13,238.30
Inventory - Bar	5,930.85
TOTAL INVENTORY	<u>19,421.31</u>
OTHER ASSETS	
Utility Deposits-F P&L / B.S.U.	20,487.00
TOTAL OTHER ASSETS	<u>20,487.00</u>
TOTAL ASSETS	<u><u>3,234,947.78</u></u>

Hunters Ridge Community Association
Balance Sheet - March, 2008

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ASSETS

CASH

Wachovia -Operating Acct.	152,724.12
Wachovia -Capital Improvement	181,661.97
Colonial- Villa Exterior South	8,291.94
Wachovia -Roof Replace South	3,047.79
Colonial -Villa Exterior North	26,006.46
Wachovia -Roof Replace North	72,469.33

TOTAL CASH 444,201.61

RECEIVABLES

Accounts Receivable - S.F. North	19,207.06
Accounts Receivable - S.F. South	53,713.02
Accounts Receivable - Villas North	99,972.36
Accounts Receivable - Villas South	325,531.33

TOTAL RECEIVABLES 498,423.77

PREPAID EXPENSES

Deposits - Utility	3,525.00
Prepaid Insurance	40,721.06

TOTAL PREPAID EXPENSES 44,246.06

TOTAL ASSETS 986,871.44