

HUNTERS RIDGE COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
MONDAY, JANUARY 14, 2008

The meeting was called to order at 6:30 PM by Board president, Tom Padgett.

Board members in attendance were:

| | |
|--------------------------------|---------------|
| President | Tom Padgett |
| 1 st Vice President | Sandra Morgan |
| Treasurer | Harold King |

Absent were David Foster and Kris Pogue 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 December 28, 2007 were approved subject to changing the word "accessing" to assessing.

President Padgett provided an update on the status of a tax refund on the sales tax paid on the social membership dues for the years 2005, 2006, and 2007. He reported that our action for recovery as filed by our auditor, John Stroemer, has been considered favorably by the State, but we have no official word as to the amount and when it may be paid. There are questions as to how to process since two years were paid by the developer and one year has been retained by us. We also have recommendations from our attorney and our auditor that any refunds should be paid to those individuals who actually were charged and paid the tax. If any refund check should go to the developer, they have agreed to pass it on through to us. There will be expenses involved to cover our auditor's fee and expenses as well as our own distribution costs. Some effort will have to be taken to locate individuals no longer living here.

President provided a further update on the status of members' request for lighting in the Rose Myrtle circle area. He reported Don Huprich had contacted Florida Power and Light and got their consent to install the lighting at their expense subject to Hunters Ridge doing the trenching. The work should start in the next 4 to 6 weeks.

There being no further business, the meeting was adjourned at 7:05 P.M.

Harold King, Secretary, Pro Tem

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