

Revision 2 (6/19)

**MINUTES
HUNTERS RIDGE COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
MONDAY, JUNE 4, 2007**

The meeting was called to order at 5:00 PM by Board President, Earl Pogue.

Board members in attendance were:

President	Earl Pogue
2nd Vice President	Sandra Morgan
Treasurer	Harold King
Secretary	David Foster

Absent was 1st Vice President, Tom Padgett.

The Secretary announced that a quorum was present and that the meeting was properly called.

The minutes of the meeting held April 30, 2007 were approved as submitted.

The first item on the agenda was the president's report. Mr. Pogue reminded everyone that all Committee meetings are open to the public, and therefore proper notice must be provided. This is in accord with the Florida Condominium law, Chapter 7-20, which stipulates that 2 days advance notice is necessary.

Earl Pogue reported that the club survey is due back to the administration office by June 15th. So far, 170 surveys have been returned which is a 30 percent response. This is a good response! After June 15th the responses will be entered into a computer program by John DeMaria. The results will be tabulated and forwarded to the LRP&F committee for review and presentation to the board. This presentation will provide the board with a priority for each project, a cost estimate and a start date. The board will review all projects. If they are within budget, no additional cost will be necessary. However, if the cost exceeds budget, an assessment will be made to all members to finance the cost of the project, if approved by the board.

It is the intention of the board to establish a golf committee. Dave Foster has agreed to be the board liaison for this committee. Mr. Pogue asked for a motion to approve the committee. The motion was made, seconded and approved by the board. Mr. Pogue also felt that the terms of all the committee members and the board liaison should expire on March 1st following the inception date of the committee. A motion to this effect was made, seconded and approved.

Mr. Pogue stated that he hoped to get board approval for a social committee at the next board meeting in July.

The next item on the agenda was the treasurer's report delivered by Harold King. Mr. King reviewed the major line items in the budget relative to actual expenses versus budgeted amounts, commenting that all accounts seem to be tracking well for the last four months. The financial reports are available at the administrative office for all members to review.

The roof replacement project is proceeding as planned with an anticipated completion in November of this year. The final assessments for this project will be in July and October.

Gordon Patterson was given the privilege of the floor to discuss the painting of the South Villas. He commented on the depletion of the maintenance reserve caused by increased roof repairs over the last three years. He stated he had reached an agreement with Fenton Davis, the painting contractor, for a contract amount of \$152,591 that would provide for a crew to begin immediately, and provide for payments to be made as funds became available with a final payment in October 2008.

The South Villa members agreed previously to transfer \$25,000 from the roof replacement fund to the maintenance account. This action was formalized by a motion, a second, and board approval.

It became apparent that villa color selections would have to be made quickly in order to expedite the painting. Rather than having to wait for board approval, another month, Mr. Pogue suggested that the board authorize the ARB, in conjunction with the South Villa owners, to make the decision on the three colors to be selected. A motion to this effect was made, seconded, and approved by the board.

The next item on the agenda was the general manager's report delivered by Don Huprich. Mr. Huprich reported that he and Ali Pool, from Brown & Brown insurance, were able to secure a group policy covering the exterior of all the villas. The policy is from Citizens Insurance and will be effective June 1, 2007. The assessed amount will be \$1,186.05. We feel fortunate to have this coverage during a period of time when the insurance industry in Florida is making many cancellations. Mr. King mentioned that the assessed amount includes an amount equal to one twelfth of an annual rate of 5.0% because the premium has already been paid from the club's general fund. The thought being that all the members should not be penalized for lack of interest income earned for a problem which is that of the villa owners. Mr. Pogue opened the meeting up to questions from the floor. After much discussion a motion was made, seconded and approved to proceed with the assessed amount of \$1,186.05.

Mr. Huprich then advised the board of an above normal expenditure relating to irrigation control equipment for the golf course. The present equipment we have has been obsoleted by the manufacturer. An expenditure of \$90,000 is necessary to overcome this problem. Mr. Huprich felt that the current budget is sufficient to accommodate this amount.

There being no new business, Mr. Pogue scheduled the next meeting for July 9, 2007 at 4:00PM.

The meeting was adjourned at 6:05PM.

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David Foster, Secretary