

**Hunters Ridge Community Association  
Board of Directors Meeting  
Monday, July 26, 2010 5:00pm – Activities Center Multi Purpose Room**

**1. CALL TO ORDER AND ESTABLISH BOARD QUORUM**

- a. Meeting was called to order by Sandi Morgan, 2010 Board President.
- b. Fred Forbes, Secretary, confirmed a quorum of Directors were present. Those Directors in attendance were Sandi Morgan, President; Harold King, Treasurer and David Miller Those members present telephonically were Fred Forbes, Secretary; Donald Wirsbinski and Ben Butler. Tom Padgett, Vice President, attended the meeting telephonically and called in during Mr. King's financial report.

**2. APPROVAL OF May 24<sup>th</sup>, 2010 BOARD MEETING MINUTES**

Motion to accept May 24<sup>th</sup>, 2010 Board Meeting Minutes was made by Ben Butler and seconded by Donald Wirsbinski. 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 June 30, 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 four months ending April 30, 2010. Total operations for the four months had a positive variance to budget of \$157,695.78. The Community Association, through June, shows an operational surplus to budget of \$111,431.84. Club operating funds at the end of June totaled \$1,781,451.64 with an additional \$1,148,645.52 in various reserve accounts. Community Association operating funds at the end of April totaled \$308,728.76 with an additional \$382,786.84 in various reserve accounts.

**4. LETTER TO FDOT REGARDING SOUND BARRIER FOR HUNTERS RIDGE – FRED FORBES, SECRETARY**

All Board Members were emailed (see attachments) a copy of a letter from the External Affairs Committee, Subject: Hunters Ridge Noise Study, and a proposed letter from the Board to Secretary Cann, FDOT District 1, supporting the request of the External Affairs Committee for a reevaluation of Hunters Ridge for construction of a sound barrier to shield our homes, as well as our clubhouse, outdoor dining area, and the activities center, our community pool and spa, from noise created by the recent expansion of I-75. Mr. Forbes made a motion which was seconded by Ben Butler to approve the proposed Board letter to Secretary Cann. Motion passed unanimously.

**5. LETTER TO RAY JUDAH, CHAIRMAN LEE COUNTY COMMISSION – FRED FORBES, SECRETARY**

All Board members were emailed a proposed letter to Ray Judah, Chairman of the Lee County Commission, requesting the Phase II Widening of Bonita Beach Road (from Livingston to Old Rt. 41) be moved up to the FY 2010-2011 Budget (see

attached letter). Our community along with Worthington, Palmira, San Remo and Village Walk all were personally asked by Ben Nelson, Mayor, and Bill Lonkart to write letters requesting this action as soon as possible. In addition, each of these communities, including Hunters Ridge, were asked to initiate an email campaign requesting their members to email or write the County Commission requesting funding for this Bonita Beach Road widening project to be fully funded in the FY 2010-2011 budget. Fred Forbes made a motion seconded by Harold King to approve the proposed letter to the Lee County Commission. Motion passed unanimously.

**6. GENERAL MANAGER'S REPORT – DON HUPRICH, GENERAL MANAGER**

- a. The expansion of the Activities Center Fitness Room is almost completed using our own in-house employees. The new exercise equipment should be installed around mid August.
- b. Most of the renovation required to complete our new surround sound movie viewing area has also been completed. We have a new 60" flat screen HD TV with surround sound and Blue Ray DVD player.
- c. The in-house employees have repainted the front gate security house including its roof. In addition, the entrance walls on both sides of Hunters Ridge Blvd. have been power washed and painted.
- d. New handrails have been installed at steps from the cart path to #5 Tee box. New handrails and larger tread steps have been installed at #18 Tee Box. Other elevated Tee Boxes, such as #2, will have steps with handrails installed.
- e. The renovation of the practice Tee driving range is complete, including improved drainage and the installation of drought resistant turf. We will probably re-open the turf area for practice in late September.
- f. The installation of the small berm along the 15th fairway will be getting started next month. This berm should minimize balls rolling off the fairway into the green top red stake hazard area.
- g. The drainage swale improvement project at hole #9 to the left of the 125 yard mark has been completed. This improvement should improve the pace of play.
- h. The installation of drought resistant turf around the activities center has also been completed.
- i. The installation of roof vents on all villas has been completed. Many owners are reporting their air conditioners are running more efficiently.

**7. NEW BUSINESS – None**

**8. NEXT BOARD MEETING**

September 27, 2010 at 4:00 PM in Activities Center Multipurpose Room.

**9. ADJOURNMENT**

Motion made by Harold King and seconded by Dave Miller to adjourn. Motion passed unanimously without discussion.

Respectfully submitted,  
Fred Forbes, Board Secretary