



**Hunters Ridge Community Association
Board of Directors Meeting
Wednesday, March 2nd, 2011
4:00pm – Clubhouse**

1. **Call meeting to order; establish quorum of Directors, silence all cell phones** – The meeting was called to order at 4:00pm by Fred Forbes, President. Directors present included Harold King, Treasurer; Ben Butler, Vice President; Tom Padgett and David Miller. Sandi Morgan and Don Wirsbinski, Secretary, were absent. A quorum was determined.
2. **Approve minutes of February 9th, 2011 Board of Directors Meeting** – Harold King made a motion to approved the minutes of the February 9th, 2011 Board of Directors meeting which was seconded by Ben Butler and approved by all Directors.
3. **Status of FDOT sound barrier along I-75, Fred Forbes** – Mr. Forbes and Don Huprich had a one hour teleconference call with FDOT and the sound consultants involved in the reevaluation. The previous sound study will not be used. They will start fresh with new sound data. FDOT and their consultants will be coming back to Hunters Ridge and once again we ask for your help in making sure that the golf course, activity center, tennis courts, croquet court, golf course holes 1-4 and 9, as well as all outside dining areas and the walking path along the main road are used to capacity during their visit. We should have two to three days notice and we will let you know the date as soon as we can.
4. **Sewer Treatment Plant Charges, Don Huprich** – Mr. Huprich made a presentation to the Board for a revision in the way the Sewer Charges are determined. His presentation was based on each household to pay a flat monthly rate, rather than a base rate and flow rate based on water usage. Some households do not pay for the effluent that is used to water their lawn because it does not go thru the water meter since it is generated from the Sewer Treatment Plant, so their sewer bill has been less. (See attachment) He also suggested that no decision be made until the next Board meeting or until the Board of Directors has had time to absorb the information.
Clubhouse, Cartbarn Roof Replacement Project – We have several roofing companies in the process of bidding for the roof replacement project. We have to ensure that the company who is awarded the bid is qualified to handle such a large job. We hope to begin this project around the middle of April in order to have it completed before the summer rainy season.
6. **Discussion on Committees** – Ben Butler made a motion to have the Board Representative and the Committee Chairperson for each committee look at the candidates who submitted their names and make the determination for committee placement based on each particular committee's needs. Harold King seconded the motion, and the motion was unanimously approved.

Mr. Forbes recognized Marc Nusbaum who was made Chairperson of the Bonita Springs Zoning Commission. Marc Nusbaum is a member of the Hunters Ridge Architectural Review Board.
7. **Discussion on Member Round Table Meeting, Monday, March 7th, 4:00pm Clubhouse** – Mr. Forbes reminded those present of the Member Round Table meeting and asked that those planning to attend to please present their ideas in a constructive manner. Suggestions and or ideas will be limited to one or two per household so that everyone will have a chance to make their comments. Additional

comments may be heard as time permits. The Board will categorize the ideas and suggestions by those that can be implemented immediately, and those that may take a little more time.

8. **Other Business** – Vice President Butler asked that teleconferencing be set up in the Clubhouse before the fall months in order to allow all Board Members to have input. Mr. Forbes remarked that Kim Young and her food and beverage staff did an outstanding job with the food for the February 9 & Dine. A question was asked about when the Committee members would be determined and was told that by, if not before, the next Board meeting.
9. **Set date for next Board of Director's meeting** – The next meeting will be held on Wednesday, April 6th, at 4:00pm in the Main Dining Room. We hope to have our CPA/auditor in attendance that day.
10. **Adjournment** – Mr. Forbes made a motion to adjourn the meeting which was seconded by Tom Padgett. The meeting was adjourned at 4:45pm.

Respectfully Submitted,

Don Wirsbinski, Board Secretary

Hunters Ridge

North Tract	61	Single Family Homes
	72	Villas
	110	Coach Homes
	<u>243</u>	Total - North Tract
South Tract	173	Single Family Homes
	134	Villas
	<u>307</u>	Total - South Tract
	550	Total Homes/units in Hunters Ridge

Most units in Hunters Ridge are occupied by two (2) residents (89%)

Do pay for irrigation:

234 Single Family Homes
72 Villas - north tract
306

Do not pay for irrigation:

110 Coach Homes - north tract
134 Villas - south tract
244

306 + 244 = 550 Total Homes

A. Water bill - Bonita Springs Utilities (monthly)

1. Base - \$8.11 ($\frac{5}{8}$ " x $\frac{3}{4}$ " meter)

2. Flow - 1 to 6,000 \$3.66 per 1,000
6,000 to 12,000 \$4.44 per 1,000
12,000 to 18,000 \$5.22 per 1,000

* includes water for irrigation

Do pay for irrigation:

A. Water bill

1. Base
2. Flow - includes water for irrigation

B. Sewer bill

\$49.76 1. Base
\$84.80 2. Flow - includes water for irrigation
\$134.56

B. Sewer bill - Hunters Ridge Comm. Assoc. (bi-monthly)

1. Base - \$49.76 (Since 1994)

2. Flow - \$4.24 per 1,000
20,000 cap = \$84.80

* includes water for irrigation

Do not pay for irrigation:

A. Water bill

1. Base
2. Flow - does not include water for irrigation

B. Sewer bill

1. Base
2. Flow - does not include water for irrigation

HUNTERS RIDGE COUNTRY CLUB

BUDGET 2011

UTILITY COMPANY INCOME

Residential	272,522
Commercial	4,037
Multi-Family	79,200
Spray Irrigation	6,741

TOTAL MEASURED REVENUES 362,500

UTILITY COMPANY EXPENSES

Accounting	12,000
Bad Debt Allowance	4,760
Chemicals	8,500
Engineering	6,000
Insurance CGL	15,000
Lab Tests	12,200
Legal	14,000
Miscellaneous	4,000
Office Supplies	2,800
Plant Operator Salaries	108,600
Postage	1,040
Power- FPL	24,000
Property Taxes	6,000
Repairs & Maintenance	53,500
Reserves	25,000
Sludge Removal	26,100
Supplies	2,900
Taxes - Payroll	7,600
Taxes - Regulatory Fees	2,500
Taxes - Other	1,000

TOTAL EXPENSES 337,500

BASE \$49.76

FLOW \$ 4.24 per 1,000 gal

362,500

- 10,500

Clubhouse
Activity Center
Maintenance Facil.
flows

352,000

352,000 ÷ 550 units ÷ 12 mo.

53.33 monthly
per unit

640.⁰⁰ annual
per unit