



**Hunters Ridge Community Association  
Board of Directors Meeting  
Wednesday, April 6<sup>th</sup>, 2011  
4:00pm – Clubhouse**

1. **Call meeting to order; establish quorum of Directors; silence cell phones** – The meeting was called to order at 4:05pm by Fred Forbes, President. Secretary Wirsbinski called the roll and directors present included Harold King, Treasurer; Ben Butler, Vice President; Tom Padgett, Sandi Morgan and David Miller. A quorum was determined.
2. **Approve Minutes of March 2<sup>nd</sup>, 2011 Board of Directors Meeting** – Ben Butler made a motion to approve the minutes of the March 2<sup>nd</sup>, 2011 Board of Directors meeting which was seconded by Sandi Morgan and approved by all Directors. Sandi Morgan also made a motion to approve the minutes of the Member Roundtable Meeting of March 7<sup>th</sup>, 2011 which was seconded by Ben Butler and approved by all Directors.
3. **2010 Audit Report, John Stroemer, CPA** – Mr. Stroemer went over the annual audit for 2010. He told those in attendance that he does around 300 audits each year for area clubs and we are very lucky to be in such great financial shape. We do not have the debt that other clubs have, and our overall payroll is much lower than other clubs with the same membership and employee size. We have great management within our Board and with our General Manager. We are very liquid with more revenue than expenses. Mr. Stroemer answered several questions from the audience in reference to the types of accounting methods used and also about our reserve funds, some of which our members have voted to under-fund, which is allowed by law.
4. **Committee Reports, Board Representatives**
  - a. Buildings and Grounds, Sandi Morgan – No meeting was necessary, nothing to report.
  - b. Architectural Review Board, Dave Miller – There were two ARB meetings in March. One to assess the single family home roof cleanliness and the other to determine the new color of tile for the cartbarn, clubhouse re-roofing project. The minutes of both meetings are posted on the website.
  - c. House Committee, Tom Padgett – The House Committee met several weeks ago to discuss the Restaurant operations, quality of food, presentation, etc. They are working to correct the current problems and by fall there will be major changes to the Food and Beverage operations in the kitchen.
  - d. Membership Committee – There will be a meeting on April 13, 2011 to try and resolve an issue among neighbors.
  - e. External Affairs, Fred Forbes – The committee met in early April. They discussed a Town Hall meeting to be held on April 14<sup>th</sup>, 2011 at Village Walk that they encouraged all members to attend. They also had the Administration office email the notice of the meeting to all residents. They also discussed St. Matthew's House and its establishing a location in Bonita Springs and they felt that since there have been so many meetings on the subject, that there was no need to hold a specific meeting at Hunters Ridge on this topic. See attached meeting minutes.
  - f. Finance and Long Range Planning, Harold King – There will be a meeting tomorrow, April 7<sup>th</sup>, 2011 at 3:30pm in the Main Dining Room. Committee Report will be issued at the next Board meeting.



**10. Adjournment** – Don Wirsbinski made a motion to adjourn the meeting which was seconded by Sandi Morgan and the meeting was adjourned at 5:10pm.

Respectfully Submitted,

Don Wirsbinski, Board Secretary

## Resolution for Suspension of Property members for non-payment of Dues:

The following properties listed below are delinquent for more than ninety (90) days in paying the monetary obligations due the Hunters Ridge Community Association. As a result, the Community Association Board of Directors, in compliance with Florida Statute 720, is hereby suspending the rights of these property members or these property member's tenants, guests, or invitees, or both, to use the Hunters Ridge community facilities and common areas, until such monetary obligations are paid in full. If the following property members or member's tenant, guest, or invitee, fail to comply with this resolution, the Community Association may levy reasonable fines of up to one hundred dollars (\$100.00) per violation in compliance with Florida Statute 720.305.

# Delinquent Properties HRCA April 2011

## Address

28540 F.B. FOWLER COURT  
12715 HUNTERS RIDGE DR.  
12679 BUTTONBUSH PLACE  
28857 MARSH ELDER CT.  
12763 HUNTERS RIDGE DR.  
12667 HUNTERS RIDGE DR.  
12600 FOX RIDGE DR. #6102  
12600 FOX RIDGE DR. #6103  
12651 HUNTERS RIDGE DR.  
28251 L. BURTON FLETCHER CT.  
28200 L. BURTON FLETCHER CT.  
28151 L BURTON FLETCHER  
28110 HIRAM ST. #102  
28110 HIRAM ST. #103  
28120 HIRAM ST. #201  
28280 L BURTON FLETCHER CT.  
28130 HIRAM ST. #304  
12840 SILVERTHORN CT.  
28120 DONNAVID CT. #101  
28140 DONNAVID CT. #207  
12642 HUNTERS LAKES CT.  
28140 HIRAM ST. #402  
28141 HIRAM ST. #701  
28120 DONNAVID CT. #102  
28161 HIRAM ST. #602  
28141 DONNAVID CT. #303  
28141 DONNAVID CT. #302  
28120 DONNAVID CT. #108  
28141 DONNAVID CT. #304  
28141 DONNAVID CT. #301  
28231 L BURTON FLETCHER  
12675 BUTTONBUSH PLACE