1. CALL TO ORDER AND ESTABLISH BOARD QUORUM
   a. Meeting was called to order by Sandi Morgan, Board President.
   b. Fred Forbes, Secretary confirmed a quorum of Directors was present. Those Directors in attendance was Sandi Morgan President, Tom Padgett Vice President, Harold King Treasurer, Fred Forbes Secretary, David Miller, Donald Wirsbinski and Joseph Gormley.

2. APPROVAL OF March 16th, 2009 BOARD MEETING MINUTES
   Motion to accept March 16th, 2009 Board Meeting Minutes was made by Tom Padgett, Vice President and seconded by Harold King, Treasurer. Motion passed unanimously.

3. TREASURER’S REPORT – HAROLD KING, TREASURER
   a. For the first quarter of 2009, each defined category of both Income, as well as Expenses, are better than expected projections.
   b. The golf operation shows a surplus of income over budgeted expenses of $132,000.
   c. Total Golf Income to date is $45,000 over last year's budget.
   d. Our Food and Beverage operation has only a $3,000 loss for the quarter against a budgeted loss of $67,000.
   e. Our G and A ended the quarter with a surplus of $107,000 and the Community Association has a $55,000 surplus for the quarter.
   f. At the present time there are 41 memberships delinquent, 7.3% of all units. The breakdown of these delinquent memberships is as follows; 13 villas, 10 single family homes and 18 carriage homes. The club operation is due $260,000 from these 41 units and $325,000 is due in differing amounts to Grand Pines, Lynx Pass, Pheasant Hollow, and the Community Association. We are beginning to see some completed foreclosure action with banks taking title and assuming payments to us. We are optimistic that a good portion of these amounts due us will be collected and we advise a little patience to allow these legal actions to unfold.
   g. Our various accounts and CD’s are spread around as required to make sure that virtually all Hunters Ridge funds are fully insured by FDIC. Only a few thousand dollars are not insured by FDIC. These few thousand dollars will be spent in the normal payment of bills.

4. VILLA “INTERIOR” PROPERTY INSURANCE (LOSS ASSESSMENT COVERAGE) – HAROLD KING, TREASURER
   At a meeting of the Villa owners on April 15, 2009, the question of how best to provide for the insurance deductibles that are part of our master insurance policy was considered. The Villa owners in attendance at this meeting felt that to establish a sufficient reserve in a reasonable period of time would be an expensive proposition in light of an available alternative. The master insurance policy does not cover the interior of our units, and each owner should already have their own interior coverage policy. Many of you already have as part of this policy Assessment Loss coverage which will reimburse you for assessments by the club for covered losses. Every insurer in Florida is required to make available a
minimum of $2,000.00 coverage. This is on a per occurrence basis at a premium cost, in one company quote, of $4.00 per year. A $2,000.00 assessment of each villa owner would generate $412,000.00 which would cover up to a $5,000.00 deductible per building per occurrence. The villa owners present voted unanimously to forgo the establishment of an insurance reserve. In doing so, each owner will be assessed for any applicable deductible in the event of an insurable loss. Each owner must then file a claim with their company providing the loss assessment coverage. Check your policy for coverage. If your company will make available more than $2,000.00, consult with your agent since the cost is so low.

5. GENERAL MANAGER’S REPORT – Don Huprich
   a. Mr. Huprich, General Manager, pointed out that although all the Rules and Regulations, which are printed in the back portion of our Hunters Ridge Member Directory were formally adopted by motion by the original Board in 2007, a change to the rules regarding member guest play was made. This change was discussed at a Board Meeting in October 2008 and was concurred by consensus, but technically was never approved by Board motion. Specifically, prior to 2008 a member was welcome to bring an outside guest, but the member had to accompany their guest. The change in this rule permits any golfing member to sponsor a guest or guests, but the golfing member need not accompany the guest during their round of golf. Mr. Huprich recommended the Board pass a motion formally adopting this Hunters Ridge rule revision.
   b. Tom Padgett, Vice President made a motion to allow golfing members to sponsor golfing guests without being required to accompany these golfing guests, Donald Wirsbinski seconded the motion. Motion passed unanimously without discussion.

6. MEMBERSHIP COMMITTEE REPORT REGARDING SUSPENSIONS – TOM PADGETT, Vice President
   After Don Huprich, General Manager, conferred with Chris Davies, Board Attorney, it was determined that in order to comply with Florida Statute 720 and the Hunters Ridge By Laws, the procedure which the Board will follow regarding the potential suspension of any member will be as follows:
   a. In the event a member appears to have violated one or more regulations and/or displayed improper conduct, our General Manager will investigate the alleged infraction. The General Manager will interview affected employees or staff, as well as any affected or complaining members.
   b. If in the opinion of the General Manager, a member or members have committed an offense warranting suspension, the General Manager will inform the Board of Directors. A Special Called Board Meeting will be held at the earliest possible date. The Board will then by a majority vote determine if a member or members are to be suspended for this infraction, and the duration of the suspension. All procedures followed will be in compliance with the Hunters Ridge By-Laws and Florida Statute 720.

Tom Padgett, Vice President made a motion and seconded by Donald Wirsbinski to use the above outlined procedure whenever a member or members commit an infraction of Hunters Ridge Rules, Regulation or display conduct which should lead to suspension of members privileges. Motion passed unanimously without further discussion.
7. APPOINTMENT OF HUNTERS REPRESENTATIVE TO BONITA BEACH ROAD PROPERTY OWNERS EAST OF I-75 ASSOCIATION – FRED FORBES, SECRETARY

Motion was made by Tom Padgett, Vice president and seconded by Harold King to make Fred Forbes the Hunters Ridge representative to the Bonita Beach Road Property Owners East of I-75 Association, and that Fred Forbes be empowered to name a alternate representative to the association from either Mary Copeland or Delores Sykes. Currently this association consists of property owners from Hunters Ridge, Worthington, Palmira, San Remo and Village Walk. Motion passed unanimously without further discussion.

8. SOUND BARRIER PRESENTATION – Fred Forbes, Secretary and Don Simpson, Chairman External Affairs Committee

A presentation regarding why Hunters Ridge was not approved by Florida Dept. of Transportation for the construction of a Sound Barrier. The presentation included the brief discussion on what noise or sound levels mean, criteria used by FDOT to determine who would or would not receive a Sound Barrier, anomalies or significant inconsistencies we found in FDOT’s analysis of Hunters Ridge and other communities that did get approval for construction of a Sound Barrier, and What We Plan To Do Next. A copy of the Power Point slides used in the presentation is attached to these minutes.

9. NEXT BOARD MEETING – Sandi Morgan, President

June 8th, 2009, Monday at 4:00 PM Activities Center Building

10. ADJOURNMENT

Motion made by Tom Padgett, Vice President and seconded by Donald Wirsbinski to adjourn. Motion passed unanimously without discussion.

Respectfully submitted,
Fred Forbes, Board Secretary
Sound Barrier

April 22, 2009 Presentation
Hunters Ridge Board & Residents

Fred Forbes & Don Simpson
External Affairs Committee

Introduction

- Present results of our review of FDOT's decisions on who would receive a Sound Barrier and why Hunters Ridge did not get approved
- Fred Forbes & Don Simpson have made a comprehensive review of FDOT's Sound Barrier Reports for Lee & Collier Counties plus on-site evaluations

FDOT Sound Barrier Studies

- FDOT with DOT funding required environmental impact study for proposed widening of I-75
- FDOT used private contractors for technical evaluation of sound impact caused by widening I-75
- Results summarized in FDOT 2004/2005 vintage reports

Criteria

- Traffic speed 70 mph
- I-75 Phase 1 – Six lanes currently in construction
- I-75 Phase 2 – Ten lanes planned for 2030 +/-
- Only sound levels of 66 dBA require evaluation by FDOT for installation of a sound barrier
Additional Criteria

- A Cost Benefit Analysis must be run on all areas meeting 68 dBA
- Main criteria for passing a Cost Benefit Analysis is $35,000 or less per residence for constructing a sound barrier
- Distance from I-75 is a critical factor

Computer Model

- DOT approved computer model & analyses used by FDOT & consultants
- Model considers topography and surface characteristics such as large lakes, vegetation, & trees

Computer Model continued

- FDOT's model used 3 or 4 sound measurements taken in two counties for 4 lane I-75 traffic flow to generate sound levels for I-75 Phase 1 & 2 expansion
- No sound measurements made on-site in Hunters Ridge or any other community either approved or disapproved for a sound barrier

Basic Sound Information

- 300 feet of dense vegetation will give approximately 10 dBA drop (equals 1/2 noise level)
- Dense material (concrete wall or an earth mound) required to abate low frequency road noise
- Sound level will drop ~ 6 dBA with each doubling of the distance from the source
Common Noise Sources

- Alarm clock 60 - 80 dBA
- Hair dryer 80 - 95 dBA
- Leaf blower 95 - 100 dBA
- Lawnmower @ 30' 60 dBA

*BUT – There is a catch
- 2 Lawn Mowers = 63 dBA
- 4 Lawn Mowers = 66 dBA
- 6 Lawn Mowers = 69 dBA

Perception of Increases in dBA Level

- Barely perceptible change 3 dB
- Clearly noticeable change 5 dB
- About 2 times as loud 10 dB
- About 4 times as loud 20 dB

Cost Benefit Analysis

- 1. Optimum height & length & calculate the wall cost
- 2. Add other costs such as culvert spans
- 3. Determine number of dwelling units (DU) affected
  - Determine number DU's directly affected
  - Add number of DU's benefiting by constructing sound barrier to protect directly affected DU's
- 4. Divide total wall cost/Direct DU's + Benefited DU's

Cost/DU, must be $35,000 or less

Hunters Ridge
HR Affected South Villas
- Barrier Details
  - Units Affected
    - 7 Direct + 7 Benefit
  - Length = 1,170 ft.
  - Cost = $585,000
  - $/Unit = $41,750
- Phase II 10 Lanes
  - Length = 2,900 ft.
  - 24 D + 10 B Units
  - $/Unit = $44,910

Wyndemere (Golden Gate)
- Barrier Details
  - Units Affected
    - 30 Direct + 30 Benefit
  - Length = 4,280 ft.
  - Cost = $2,092,000
  - $/Unit = $32,700
- Phase II 10 Lanes
  - Length = 4,560 ft.
  - $/Unit = $36,440
  - Doesn’t Pass Test

Southern Pines
- Barrier Details
  - Units Affected
    - 23 Direct + 24 B
  - Length = 2,500 ft.
  - Cost = $1,441,000
  - $/Unit = $30,662
- Phase II 10 lanes
  - Length = 3,716 ft.
  - $/Unit = $33,493

Stoneybrook
- Barrier Details
  - Units Affected
    - 58 Direct + 37 B
  - Length = 3,534 ft.
  - Cost = $1,943,700
  - $/Unit = $20,460
- Phase II 10 Lanes
  - Length = 3,811 ft.
  - $/Unit = $31,757
Corkscrew Woodlands
- Barrier Details
  - Units Affected
    - 120 Direct + 35 B
  - Length = 3,105 ft.
  - Cost = $1,707,000
  - $/Unit = $11,016
- Phase II 10 Lanes
  - Length = 3,659 ft.
  - $/Unit = $19,350

Three Oaks Park @ Alico Rd.
- Special Use Category
- More than 300 ft. from sound barrier. Question effectiveness
- Low number of people benefit
- Low usage time

Anomalies
- Corkscrew Woodlands, Stoneybrook, & Southern Pines all have walls with approximately the same north & south wall overhangs as Hunters Ridge - But there are two catches --
  - Stoneybrook
  - Wyndemere

Anomalies continued
- Wyndemere
  - Originally failed cost benefit analysis
  - FDOT claims original analysis did not account for top of earth mound being lower than required 20 ft. lt.
  - Cost Benefit Analysis & barrier wall built based on No South Wall Overhang and just barely passed
Anomalies continued

- Stoneybrook
  - Analysis showed very large north sound wall overhang
  - North wall overhang was built
  - BUT, FDOT removed 300 to 400 ft. after built based on request from the Design Center due to a wall req. in their permit – not built yet
  - FDOT built some Phase II wall length for economic reasons

Anomalies continued

- FDOT applies special criteria for
  - Parks
  - Ball fields
  - Schools
  - Commercial Buildings
  - Special Use Criteria
  - If 66 dBA sound levels effects a lot of people (currently unknown) sound barrier will be built

Anomalies continued

- Three Oaks Park @ Alico Rd.
  - 300 ft. from sound barrier rule violated
  - Minimal number of people receive a benefit from wall
  - Has this done for a political consideration?
  - Hunters Ridge
  - Why not 980 ft. vs. FDOT's Phase I 1,170 ft.
  - Sound Barrier based on 280 ft. exposure?
  - Why not 2,380 ft. vs. FDOT's Phase II 2,600 ft.
  - Sound Barrier based on 1,025 ft. of exposure?
  - Campus & Rec Center vs. Alico Rec. Area

What Do We Do Next?

- Once I-75 expansion is completed
  - We take sound measurements
  - Determine if there are locations in HR where sound level is consistently above 66 dBA
  - Determine if there are significantly more than 7 residences with these FDOT & DOT unacceptable sound level of 66 dBA and above
What Do We Do Next?
- Assuming there are locations in HR with sound levels of 66 dBA and above and significantly more residences in these location than 7
- We write to FDOT and DOT requesting they immediately reconsider a sound wall for HR
- In our letter we point out all the anomalies previously discussed

Topics of Discussion
- Why FDOT did analysis
- Criteria used
- Computer Model used not actual sound measurements
- On-site investigations
- Corkscrew Woodlands, Southern Pines, Stoneybrook, Wyndemere and other locations of interest

HR Sound Barrier Myths
- BBA did not want sound wall because it would hide golf course
  - Not True. If they wanted to make the course visible from I-75
  - Why would BBA have build approx. 1700 ft. of board fence along #9 hole & #2 Tee?
  - Why did they keep and plant trees and shrubs from #9 to North property line?

HR Sound Barrier Myths continued
- FDOT took actual sound level measurements which showed HR didn’t qualify for installation of Sound Barrier
- No sound measurements made inside HR, Wyndemere, Southern Pines, Stoneybrook or Corkscrew Woodland Communities by FDOT
- All analysis based on DOT & FDOT computer model analyses
Anomalies

- All Lee & Collier County communities which are getting sound barriers were analyzed by the same consultant, while Hunters Ridge was analyzed by a different consultant.

One Last Thought

- Wyndemere is an example of how knowledgeable and persistent community representatives can persuade FDOT to change their position.
- HR’s External Affairs Committee will continue to actively monitor this situation and recommend appropriate actions as warranted.