

HUNTER'S GREEN COMMUNITY ASSOCIATION, INC.
A corporation not for profit
MINUTES OF MEETING OF THE
BOARD OF DIRECTORS AND OFFICERS

The meeting of the Board of Directors was held on Tuesday, May 11, 2010 at 4:30 p.m. at the office of the Association (9456 Highland Oak Drive; Tampa, Florida). Notice of the meeting was published in the March/April and May/June 2010 issues of the Community News.

The following Board members were present: Jeff Cobb, President/Director; Liz Wortley, Vice-President/Director; Dee Claassen, Secretary/Director; Doug Bartley, Treasurer/Director and Directors Howard Baughman and Tom O'Shaughnessy. Director Bill Crusselle was absent.

Also in attendance were Association Manager, Ann Johnson, LCAM and PCAM, and Rhonda Coy, LCAM, Compliance Coordinator. There were no other attendees.

It was noted that there was a quorum of the Directors in attendance. The meeting was called to order at 4:30 p.m. by Mr. Cobb.

RESIDENT COMMENTS - None were offered.

MINUTES - A motion was made, seconded and unanimously agreed upon to confirm, ratify and accept the Minutes of the May 11, 2010 Board Meeting.

FINING REVIEW COMMITTEE - A motion was made, seconded and unanimously agreed upon to confirm, ratify and accept the Report of the April 20, 2010 meeting of the Fining Review Committee.

Syed and Vizra Kamal: Mr. Cobb reported that a copy of the final written appeal received from Mr. and Mrs. Kamal along with the Fining Review Committee history had been provided to all Board members for review prior to the meeting. The final appeal was a request to waive the fines imposed during the January 26, 2010 meeting in the amount of \$900 for violation of Article XIV (Covenants for Maintenance) of the Declaration. It was also noted that all appeal rights on this ruling had expired and the owners were provided notice as to appeal rights in multiple communications. It was further noted that Article XI Section 3 C of the Declaration states "The Board of Directors may, in its sole discretion, elect to review the decision of the Fining Review Committee based upon the written statements of the Respondent requesting the appeal and any written response tendered by any member of the Fining Review Committee or by the Property Manager." The request was denied due to a lack of a motion to consider the request. Ms. Johnson was instructed to provide the owners notice that the fines are due and payable.

FINANCIAL

Statements: Mr. Bartley advised that he had reviewed the financial statements for the period ending April 30, 2010 and found them to be in good order. A motion was made, seconded and unanimously agreed upon to accept and ratify the Statements for the period ending April 30, 2010.

2009-2010 Assessment Collection Report: Ms. Johnson reported that during the month of April 2010, 2009-2010 assessments in the amount of \$1,010.34 were reinstated and collected.

2010-2011 Assessment Collection Report: As of 4/30/10, a total of \$196,855.62 in assessments remained uncollected. This represents 11.7% of the total billing. The amount outstanding at the same point in time in 2009 was 10.21% of the total billing. Between 5/1/10 and 5/10/10, a total of \$8,602 has been received and will be reflected in the May statements. After discussion regarding the current status on collection of assessments due from The Highlands at Hunter's Green Condominium Association, it was agreed that a conference call with legal counsel will be scheduled at the earliest possible date to provide the Board members with an opportunity to further discuss this issue.

HGCA Lien Foreclosure Actions: Mortgage foreclosure activity is being monitored on the property located at 9407 Oak Meadow Court which was taken in lien foreclosure.

UNFINISHED BUSINESS:

Street Light Project: It was noted that all of the equipment has been ordered and installation of the new conduit is underway.

Proposed Policy Change (turf grass); Proposed Sixteenth Amendment to Declaration and Proposed Change to Bylaws: The Notice of the Special Meeting of Voting Representatives and copies of the proposed changes and amendments was mailed to all property owners on April 23, 2010. The meeting will be held on Thursday, June 10, 2010 at 7:00 p.m. at the Hunter's Green Country Club.

NEW BUSINESS

Election of Board of Directors for 2010 - 2011: A motion was made, seconded and unanimously agreed upon to call for the election of six Directors at the Annual Meeting of the Voting Representatives scheduled for August 10, 2010 at 7:00 p.m. The seventh seat would be occupied by the Hunter's Green Country Club appointee in accordance with the recorded documents. It was noted that the actual number of Directors to be elected shall be determined by the Voting Representatives at the meeting.

OFFICERS REPORTS - None offered

MANAGER'S REPORT

Ms. Johnson provided the following report:

Mediation at Bush Ross P.A. with Earl Albert: The court required mediation was held on April 22, 2010 and Mr. Albert signed an Agreement to comply with the outstanding compliance issues. The issues included submitting a request to the Design Review Board for approval of the roof installed in 2009 and repainting the fascia on the home. The cost for the mediator was shared by both parties. An offer was made to discuss the fines imposed; however, Mr. Albert declined the offer. Bush Ross P.A. has been instructed to pursue collection of the outstanding debt.

Community Watch: (1) An incident occurring on May 10th concerning a man driving a black Wrangler Jeep who tried to lure a young boy into his vehicle on Highland Oak Drive was reported to the Tampa Police Department (TPD) by his parent. TPD has responded very quickly and is reviewing Association video tapes, log-in reports and the vehicle data base. (2) James Lombardi, Watch Coordinator, is actively organizing the National Night out against Crime event scheduled for August 3, 2010.

Maintenance Issues:

Office building roof: A proposal to repair, clean and repaint the roof has been received. The total cost of \$2,750 includes a two year guarantee. It was noted that eighty percent of the roof is approximately twenty years old and the balance was installed thirteen years ago. After discussion, it was agreed that, due to the age of the roof, an expert consultant should be employed to examine the entire structure and provide recommendations. Mr. Bartley indicated that he could provide some referrals in this area.

Jogging path: A motion was made, seconded and unanimously agreed upon to repair and reseal the jogging path in the Community Park at a cost of \$6,127. This work includes the replacement of 200 square feet of the path.

Community Park parking lot: A proposal to clean and reseal the parking lot has been received in the amount of \$6,498. After discussion, it was agreed to reconsider the project during the next fiscal period.

Landscape Maintenance Contract: June 30, 2010 will be the final date that Vivicon, Inc. will maintain the common area property. The new contract with Complete Care Landscape is being prepared for the President's signature and will have an effective date of July 1, 2010.

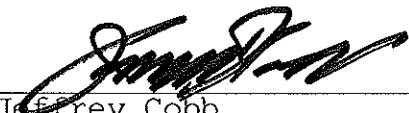
NEXT MEETING

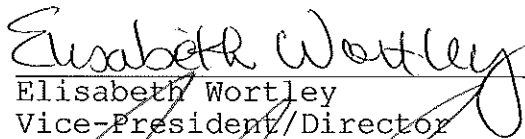
Upon motion made and duly seconded, it was unanimously agreed that the next meeting will be held at 4:30 p.m. on **Thursday, June 10, 2010** at the HGCA offices; 9456 Highland Oak Drive; Tampa, Florida 33647.

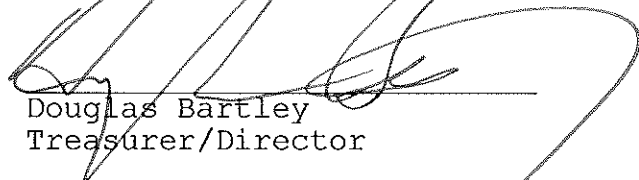
There being no further business to come before the Board, and upon a motion duly made, seconded and unanimously carried, Mr. Cobb declared the meeting adjourned at 6:00 p.m.

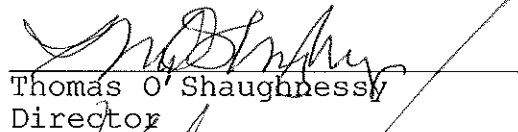
Dated: _____

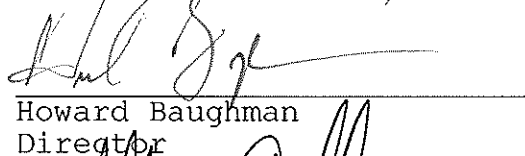

Dolores Claassen, Secretary


Jeffrey Cobb
President/Director


Elisabeth Wortley
Vice-President/Director


Douglas Bartley
Treasurer/Director


Thomas O' Shaughnessy
Director


Howard Baughman
Director


William Crusselle, Director