

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 Thursday, June 10, 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, Tom O'Shaughnessy and Bill Crusselle.

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 and the May 13, 2010 Special Board Meeting which involved a telephone conference call with legal counsel.

HUNTER'S GREEN COUNTRY CLUB - Mr. Cobb called upon Ms. Johnson to cite the three issues on the agenda for the Board's consideration. The following was noted:

1. Larry Weber Report November 2, 2009 (cart paths): Mr. Crusselle reported that two of the damaged cart paths on the golf course and one at the main clubhouse property had been repaired. He further advised that the balance of the cart paths affected by tree roots will be repaired on or before August 31, 2010.

2. The matter regarding median islands at the TAC and Main Clubhouse Property which have not been brought into compliance due to a lack of a water source was tabled until the August 10, 2010 meeting.

3. Main Clubhouse and TAC Properties:

A site inspection was conducted by Association staff at these properties on June 3, 2010 for determining compliance related to specific exterior issues which the Club had agreed to bring into compliance on or before June 1, 2010. Seven issues

were noted to be incomplete and in accordance with the February 9, 2010 ruling, fines totaling \$1,000 had been imposed. In correspondence dated March 3, 2010 and May 27, 2010, the Club was provided notice that during the June 10th meeting fines would be considered separately for each violation.

In response, Mr. Crusselle advised that the legal counsel for the Club maintains its position that the Club Properties are not subject to the deed restrictions. The Board advised that the Association firmly believes that the Declaration applies to the Club Properties and the Board has an obligation to enforce compliance. It was also noted by the Board that this position has been presented to the Association by the Club on multiple occasions and that it may be in the best interest of all parties to file a "friendly lawsuit" for the purpose of having the Court provide a ruling as to whether or not the Club is subject to the Declaration. Based on Mr. Crusselle's request for additional time so that the Club legal counsel can review all of the Amendments to the Declaration and he can review correspondence provided to Mr. Renay Roark, it was agreed not to pursue a Court ruling at this time. Mr. Crusselle also indicated that it was his personal desire, if possible, to resolve the outstanding issues without legal involvement.

Given that the Board believes its obligation is to pursue compliance and the Club's agreement to work toward a resolve, the Board agreed to table any further action on the outstanding issues until the August 10, 2010 meeting at 5:00 p.m. subject to the following:

Three staircases/railings: During the June 17, 2010 Design Review Board meeting a request shall be submitted for specific feedback on what needs to be done to bring all three structures into compliance. Any repairs, reconstruction and/or repainting shall be completed on or before **August 10, 2010**.

Main Clubhouse Landscaping:

1. The missing Azaleas (located near the windows at both entrances) shall be installed on or before **June 30, 2010**.
2. A plan shall be submitted to the HGCA Board during the **August 10, 2010** meeting for:
 - a. Bringing all damaged, missing and/or weed infested sod into compliance. Specific emphasis on the circular area in front of the main entrance.
 - b. Screening the service entrance area from the main clubhouse. When the originally-installed wax myrtles were removed, the area became exposed from the front and rear of the main clubhouse.

- c. Replacing the Ligustrum tree that was removed from the planting bed located next to the sidewalk on the golf course.
- d. Replacing all missing plant material in planting beds along the entire rear of the building (includes beds in rear of the outdoor grill area, behind the dining room and near the rear of the pro shop).

FINING REVIEW COMMITTEE - It was noted that the Committee met on May 25, 2010; however, as of the date of this meeting the Report had not been finalized and will be provided to the Board in advance of the August Board meeting.

Mario and Teresa D'Avirro: Mr. Cobb reported that a copy of the correspondence regarding a final written appeal from Mr. and Mrs. D'Avirro along with the Fining Review Committee history had been provided to all Board members for review prior to the meeting. Fines in the amount of \$1,000 were imposed against the owners for violations of Article XIV of the Declaration (specific to mullions on the windows). Upon appeal to the Fining Review Committee, the fines were suspended for one year subject to future compliance specific to the window mullions. A motion was made, seconded and unanimously agreed upon to uphold the ruling. The fines shall remain suspended for one year in accordance with the Committee ruling.

FINANCIAL

Statements: Mr. Bartley advised that he had reviewed the financial statement for the period ending May 31, 2010 and found it to be in good order subject to a revision to the Cash Flow Outlook Report. A motion was made, seconded and unanimously agreed upon to accept and ratify the statement for the period ending May 31, 2010. Mr. Bartley further advised that he has reviewed the bank accounts reconciliation for the period ending May 31st. He further stated that the Association should apply for a business credit card and discontinue use of the operating account debit card.

Assessment Collection Report: Ms. Johnson reported that during the month of May 2010 a total of \$3,605.20 in assessments were reinstated. This amount included \$3,448.96 from 2009-2010 and \$156.24 from 2008-2009. As of 5/31/10, a total of \$180,807.58 in assessments remained uncollected. This represents 10.75% of the total billing. The amount outstanding at the same point in time in 2009 was 9.07%. It was noted that a hearing on The Highlands lawsuit is scheduled for July 13, 2010 and a trial date on the

action against U.S. Bank (9337 Deer Creek Drive) is scheduled for July 26, 2010.

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: Ms. Johnson reported that as of May 31, 2010 seventy percent (70%) of the conduit work had been completed and the first construction draw was processed in the amount of \$91,818. Delivery and installation of the poles will begin the week of June 13th and anticipated completion date of the project (including all punch list items) is August 31, 2010.

NEW BUSINESS

Basketball and Tennis Court Lighting: After discussion of the proposals totaling \$46,200 for the replacement of the privately owned metal poles located on the basketball and tennis courts, the Board unanimously agreed not to pursue the project at this time. Ms. Johnson was instructed to obtain a proposal from Himes Electric, Inc. for installing conduit on the two unlit tennis courts while the boring equipment is on site. Upon receipt of this information, the Board will determine whether or not to move forward with this project with the intent to install lighting at a future date.

OFFICERS REPORTS:

Esprit monument sign: Mr. O'Shaughnessy expressed concern about the amount of time it is taking for the Esprit Neighborhood Association to repair its entrance monument sign which was hit by a vehicle. It was noted that the granite has been replaced; however, the replacement bricks have not yet been located.

Manager Mid-Year Review: Mr. Cobb advised that he met with Ms. Johnson to review the status of the goals and objectives established by the Board as well as her personal business goals. He indicated that she is doing a good job and is satisfied with her performance.

MANAGER'S REPORT

Ms. Johnson provided the following report:

2010-2011 Election of Directors: Candidate forms have been received from all current Board members. As of this meeting date no other candidate forms have been received.

2011-2012 Budget: After discussion, the Board agreed to the following timeline:

August 10, 2010: Board Meeting: The Board will provide the Manager with Budget goals and objectives and determine officer roles in process

September 14, 2010: Board Meeting: Manager to deliver and present overview of first draft

September 21, 2010: Directors deadline to submit revisions to Manager

October 1, 2010: Deadline for Manager to deliver revised draft to Directors

October 12, 2010: Board Meeting: Review revised draft; make final changes; approve budget to be mailed to Owners

October 15, 2010: Manager Deadline to complete revisions; obtain final approval from President; mail to Owners with meeting notice

November 9, 2010: Members Annual Meeting (after Board Meeting) Present to residents/Owners; adopt budget and assessment rate

Maintenance:

- Florida Roof Moisture Survey & Consultants, Inc. has been contracted with to inspect and report on the roofs of the office building as well as both gate houses.
- The repairs and resealing of the jogging path have been completed.
- Complete Care Landscape: A meeting is scheduled for June 13, 2010 to finalize the specifications and contract. Effective date is July 1, 2010.

Professional Park @ Hunter's Green: Ms. Johnson advised that during the February 10, 2004 Board meeting the Board agreed "that, subject to the Board's ability as outlined in the Declaration, any future expansion, construction and signage submittals made by Commercial Property Owners and the Membership Recreational Facilities owner shall require final approval from the Hunter's Green Community Association, Inc. Board of Directors." During the March 18, 2010 Design Review Board meeting, approval was granted to enclose a portion of the breezeway between the two buildings at 8709 Hunters Green Drive (Professional Park @ Hunter's Green). The plans and related correspondence were presented to the Board for review. After consideration, a motion was made, seconded and unanimously agreed upon to approve the proposed construction (as approved by the Design Review Board).

Dog Run: It was noted that the Board had been provided with a copy of a proposal from resident Janet Gefre for a "Dog Park". After discussion, the Board unanimously agreed not to pursue the proposal due to the potential liability associated with this type of amenity.

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 **Tuesday, August 10, 2010** at the HGCA offices; 9456 Highland Oak Drive; Tampa, Florida 33647. The Annual Voting Representatives Meeting will follow at 7:00 p.m. at the Hunter's Green Country Club.

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 6:25 p.m.

Dated: _____

Dee Claassen, Secretary

Jeff Cobb
President/Director

Liz Wortley
Vice-President/Director

Doug Bartley
Treasurer/Director

Tom O'Shaughnessy
Director

Howard Baughman
Director

William Crusselle, Director