

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, August 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 May/June 2010 and July/August 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 Tom O'Shaughnessy and Bill Crusselle. Director Howard Baughman was absent.

Also in attendance were Association Manager, Ann Johnson, LCAM and PCAM, Rhonda Coy, LCAM, Compliance Coordinator and Cindy Vitiello, Staff Accountant. Attorney Steven Mezer attended a portion of the meeting, as did Rosanne Vaas, a resident of Osprey Pointe.

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 - Ms. Rosanne Vaas, a resident of Osprey Pointe, appeared in response to a notice from the Association regarding the garage/parking/vehicles rules. From the exterior her home appears to have three garage bays, but Ms. Vaas explained that one of the doors is inoperative; the home was built as a model home and one garage bay was built with two air conditioned and heated rooms and was used by the builder as an office for prospective buyers. The door does not open and has no overhead tracks. The home was built in 1995 and the Vaas' have owned the home since February 2010. Ms. Vaas advised that her family has four properly registered vehicles and two are being parked on the driveway. She requested the home be "grandfathered" as having two bays in which to park their vehicles. A motion was made, seconded and unanimously agreed upon to allow, pending legal advice, the home to be considered as having only two garage bays. The additional air conditioned square footage would be added to the Association records for annual assessments. In the event legal counsel advises against "grandfathering" the garage bay, this matter will be returned to the Board for further consideration.

MINUTES - A motion was made, seconded and unanimously agreed upon to confirm, ratify and accept the Minutes of the June 10, 2010 Board Meeting as presented and the June 10, 2010 Special Meeting of the Voting Representatives as corrected.

FINING REVIEW COMMITTEE - A motion was made, seconded and unanimously agreed upon to confirm, ratify and accept the Reports for the May 25, 2010 and July 20, 2010 Meetings of the Fining Review Committee.

HUNTER'S GREEN COUNTRY CLUB

December 4, 2010 Charity Event - After discussion, a motion was made, seconded and unanimously agreed upon to approve the use of roads owned by the Association for a 5K event on December 4, 2010 which is being hosted by the Hunter's Green Country Club and HALO Academy. The approval is subject to the Club obtaining approval from the Wynstone and Magnolia Chase Neighborhood Associations if any portion of the roads owned by those Associations will be used; a certificate of insurance from the Club for the day of the event must be issued to the Association; traffic control will be the responsibility of the Club; any tape applied to the roads must be removed immediately following the event; no paint may be used on the roads; at the conclusion of the event all common area properties must be inspected to ensure that no trash or other debris remains on the property, and if there are plans for any temporary signage during the event prior approval will be required from the Design Review Board. The Board recommended that the Club provide an alphabetical list of all non-resident attendees to the main gatehouse attendant so that entry can be expedited.

Outstanding Compliance Issues - Mr. Cobb advised the Board a letter had been received from the Club's legal counsel which has been forwarded to Attorney Steven Mezer for a response. Until otherwise advised, the Board shall continue to seek a resolve of all outstanding maintenance issues in the manner outlined in the recorded documents. Mr. Cobb called upon Ms. Johnson to cite the outstanding issues for the Board's consideration. The following items were discussed and the Board's action is noted:

A final extension is granted for the Club to provide the Board with a landscape plan for the sod in the circular area in front of the main clubhouse during the September 14, 2010 meeting. Mr. Crusselle agreed to bring the plan to the next meeting.

The Board agreed to suspend the fines imposed in the amount of \$1,000 (per the February 9, 2010) ruling if specific outstanding maintenance issues were resolved on or before August 31, 2010. If the Club fails to comply, the fines shall not be suspended and additional fines will be considered during the September 14, 2010 meeting. The items included in this list are:

Staircase/railings located near the sign on the circular driveway: Needs to be modified per DRB ruling.

Main Clubhouse Service Entrance: Install approved plant material to screen the service area from the Clubhouse and golf course. A plan to install Podocarpus was approved by the DRB on July 22, 2010.

Main Clubhouse Planting Beds Rear of Building: Install approved plant material. Mr. Crusselle indicated that azaleas would be installed.

Main Clubhouse (rear of building) planting bed where Ligustrum tree was removed: Clean, level and plant with Bermuda 419 as approved by the DRB on 7/22/10.

The lists of outstanding issues include the replacement of two fences at the Tennis & Athletic Center (Club previously agreed to complete these projects on or before August 31, 2010). In addition, Ms. Johnson noted that the islands located in the parking lots at the Main Clubhouse and Tennis & Athletic Center have not been brought into compliance.

FINANCIAL

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

Audit 2009-2010: Mr. Bartley noted that the 2009-2010 Audit was completed and the Association accounts were found to be in good order. A motion was made, seconded and unanimously agreed upon to confirm, ratify and accept the Audit for the 2009-2010 year.

Assessment Collection Report: Ms. Johnson reported that as of July 31, 2010 a total of \$166,817.22 in assessments remain uncollected; the amount uncollected for single family homes is \$59,879.15. The total outstanding represents 9.9% of the total billing for 2010-2011. She further reported on the status of properties in lien and mortgage foreclosure.

UNFINISHED BUSINESS:

Street Light Project: Ms. Johnson reported that in accordance with the documents the balance of the loan (\$331,000) was drawn down at the end of July and the funds were deposited into the SunTrust Money Market account until used for the project. A total of twenty poles have been installed; eighteen are being

wired with fixtures and will be in place by August 14th. The project is expected to be completed by mid-September. She noted that the appearance of the 46 poles owned by the Association for some time are stained and in need of cleaning. Himes Electric has submitted a proposed cost of \$75 per pole for a total of \$3,450. A motion was made, seconded and unanimously agreed upon to have this work performed as part of the project.

NEW BUSINESS

Resolution - Records Review Policy: A motion was made, seconded and unanimously agreed upon to accept the Records Review Policy drafted by legal counsel. A copy of the Resolution is attached and, by reference, incorporated into these Minutes.

Lake and Wetland Management Contract: A motion was made, seconded and unanimously agreed upon to approve the proposed contract renewal with Aquatic Systems, Inc. that includes a three percent increase effective September 1, 2010. During 2009, the contractor provided notice of the anticipated increase and the current operating Budget reflects the increased cost. The three percent increase (\$1,933.20) brings the total annual cost to \$66,373.

Proposed Operating Budget: Ms. Johnson asked for discussion of items on the Proposed Operating Budget for 2011-2012. Items discussed included user fees, interest rate, bad debt percentage rate, road reserves, employee group insurance premiums, goals and major issues. It was noted that the widening of Bruce B. Downs Boulevard is not expected to be completed until October 2012; however, the Board should incorporate costs into the 2011-2012 Budget for refurbishing the main entrance. The Board agreed that the overall goals are to reduce operating expenses without compromising the maintenance standards and services provided; fund reserve accounts as required by Florida Statutes and plan for continued aggressive collection action on all delinquent accounts.

OFFICERS REPORTS:

Mr. O'Shaughnessy suggested that thought be given to allowing golf carts to be operated on community streets. It was noted that the main roadways did not allow for driving lanes for these vehicles, that they are unlicensed and that there would be serious liability issues.

Mr. O'Shaughnessy expressed concern for the quality of landscape maintenance being provided by Complete Care Landscaping. Ms. Johnson advised that the concerns expressed are being communicated to the contractor in accordance with the Contract. Mr. Gene Barnes, Landscape Architect, will be conducting a follow-up inspection on August 19, 2010.

MANAGER'S REPORT

Ms. Johnson provided the following report:

Parking on right-of-way near school: Unless the Board has objections, posts and chain (similar to that installed near Bright Horizons Children Center) will be installed on the right-of-way prior to the gate to deter parking in this area when children are being pick up from school. No objections were noted.

Clay Gully Inspection Report: The golf cart underpass and the bridge over Clay Gully have been inspected by SLS & Associates, Inc. and proposals are being obtained for some corrective work recommended by the engineering firm.

Emergency/Disaster Plan: A draft of the emergency procedures for the staff is being finalized for consideration.

Newsletter: Discussions have transpired with Ms. Cindy Matter regarding her taking over the publication of the newsletter. She is currently producing a publication for several large communities in the area. Samples of the publication will be provided in the next Board package.

Compliance Enforcement: Mediation has been scheduled for September 28, 2010 at Bush Ross P.A. on the non-compliance issue at 17714 Nathans Drive.

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, September 14, 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 6:15 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