

HUNTER'S GREEN COMMUNITY ASSOCIATION, INC.
MINUTES OF ANNUAL MEETING
OF
VOTING REPRESENTATIVES

The Annual meeting of the Voting Representatives for Hunter's Green Community Association, Inc. ("Association") called pursuant to the Bylaws of the Association was called to order at 7:00 p.m. on Tuesday, August 10, 2010 by Jeff Cobb, President. The meeting was held at Hunter's Green Country Club, 18101 Longwater Run Drive; Tampa, Florida.

Mr. Cobb reported that the recorded documents require that fifty percent plus one of the available votes must be present to hold a meeting of the Voting Representatives. As of the meeting date, the Association has a total of 46,102 votes and 44,039 votes were available at the meeting (either in person or proxy). He confirmed that a quorum had been met.

Attendees included Jeff Cobb, President/Director; Liz Wortley, Vice President/Director; Dee Claassen, Secretary/Director; Doug Bartley, Treasurer/Director and Directors Thomas O'Shaughnessy and Bill Crusselle. Director Howard Baughman was absent. Also in attendance were Association staff members Ann Johnson, LCAM and PCAM and Rhonda Coy, LCAM. Attorney Steven Mezer of Bush Ross P.A. was also present and introduced. Mr. Cobb noted that Ms. Johnson and Ms. Coy would be serving as tellers for the vote count.

A motion was made, seconded and unanimously agreed upon to accept the sign-in sheet as the roll call for the meeting. Mr. Cobb confirmed that all Voting Representatives in attendance had a copy of both ballots. A schedule of the available votes is attached and incorporated by reference into the Minutes. The Voting Representatives who attended the meeting in person included the following:

1. Brookfield - Zelko Kirincich
2. Cypress Ridge - Jack Rader
3. Deer Creek - Shelley Cobb
4. Esprit - William (Don) Owen
5. Fox Chase - Brian Day
6. Hampshire - Michael Conley
7. Hampton on the Green - Donna Sees
8. Heather Downs - Al Donn
9. Heritage Oaks - Dan Plager
10. Lakeside - Craig Doupnik
11. Laurel Ridge - Michael Delman
12. Lockwood Links - Andrew Cohen
13. Magnolia Chase - Gary Wiest
14. Oak Crest - Delores Norman
15. Osprey Pointe - Gary Smith
16. Parkside - Richard Vergauwen
17. Pinnacle - Jeff Bransford
18. Stonebridge - Bruce Thornberry
19. Hunter's Green Country Club - Bill Crusselle

Voting Representatives not in attendance and represented by General or Limited Proxy included:

1. Nathan's Court - Patty DeBlock
2. Oak Trace - Susan Velazquez
3. Quail Creek - Adam DeLuca
4. Wynstone - Gary Hedine
5. The Highlands Condominiums - Geoffrey Freeman
6. The Vinings Apartments - Shannon Piedrahita

Voting Representatives who did not attend or provide a proxy:

1. Waterforde - Theresa Thiele
2. Bright Horizons Children's Center - Steven Drier
3. SunTrust Bank - Rene Alfonso
4. Life Pointe Church
5. Professional Park @ Hunter's Green - James DeRiso

The Secretary then confirmed that notice of the meeting was mailed to all registered Voting Representatives on July 9, 2010. Notice of the meeting was provided to all owners in the July-August, 2010 edition of "Community News".

A motion was made, seconded and unanimously approved to confirm, ratify and accept the Minutes for the June 10, 2010 Special Meeting of the Voting Representatives.

The President further advised the Representatives that the purpose of the meeting was to (1) determine the number of directors to be elected and nominate and elect Directors for the term of October 1, 2010 through September 30, 2011, and (2) ratify payments of \$200 to each resident appointee to the Design Review Board per meeting since February 1, 2002 and approve the same rate of compensation per meeting per resident appointee going forward. He indicated that the floor would be opened for questions regarding the compensation matter; however, per the Notice only two options were available at the meeting: to approve or disapprove the proposal.

Mr. Cobb noted that in accordance with the recorded documents, the seventh seat on the Board is occupied by William Crusselle, General Manager of the Hunter's Green Country Club. He further advised that the Directors elected must be an owner of record or the appointee of a commercial owner and that each Director must receive a majority vote.

Mr. Cobb advised that all of the current Board members (Howard Baughman, Doug Bartley, Dee Claassen, Jeff Cobb, Tom O'Shaughnessy and Liz Wortley) have submitted candidate forms indicating a desire to be nominated and serve on the Board. No other candidate forms have been received. He asked if anyone wished to be considered for the Board. There was no response. Each of the candidates in attendance was introduced by Mr. Cobb and invited to address the audience and each of them did so. The

floor was opened for questions from the Voting Representatives to the candidates. A variety of questions were asked and answered.

A motion was made, seconded and unanimously agreed upon to elect six (6) Directors for the aforementioned term.

Mr. Cobb called for nominations. A motion was made, seconded and unanimously agreed upon to nominate the slate of candidates. The President asked if there were any further nominations. No response was offered and it was stated that the nominations were closed. The President called for a vote to elect six of the nominees. The Representatives proceeded to mark their ballots. The President asked if all have voted who wish to do so. There was no response and it was announced that the polls were closed. The ballots were collected and tabulated by the tellers.

Mr. Cobb advised that effective July 1, 2010 Section 720.303(12) of the Florida Statutes (2010), compensation paid to any director, officer or committee member may only be made when authorized by the governing documents or when payment of funds is approved by a majority of the Voting interests in person or by proxy at a members' meeting. Therefore, the Voting Representatives are requested to ratify prior payments of \$200 per resident appointee per meeting which has occurred since February 1, 2002 and to approve compensation to the Design Review Board resident appointees at the rate of \$200 per appointee per meeting as stated. A majority vote of the votes available will be required to approve this request. A variety of questions were asked and answered. The Voting Representatives were requested to mark their ballots which were collected for tabulation by the tellers.

The meeting was called to recess for tabulation of the votes. During the recess Mr. Cobb opened the floor for general questions and comments.

Mr. Cobb called the meeting back to order and presented the teller's report:

Election of Directors 2010-2011

Number of votes available at meeting:	44,039
Votes necessary for election:	33,029

<u>NOMINEE</u>	<u>VOTES RECEIVED</u>
Howard Baughman	44,039
Doug Bartley	44,039
Dee Claassen	44,039
Jeff Cobb	43,545
Tom O'Shaughnessy	43,545
Liz Wortley	44,039

Mr. Cobb announced that all of the current Board members have been re-elected.

Compensation Design Review Board Resident Appointees

Number of votes available at meeting: 44,039
Votes necessary for approval: 33,029

Favorable Votes: 37,176
Unfavorable Votes: 6,863

Mr. Cobb announced that the compensation as requested has been approved.

Mr. Cobb thanked the candidates and Voting Representatives for their participation and contributions to the community. No further action was taken at the meeting and the meeting was adjourned at 8:15 p.m.

Jeff Cobb, President

Attest:

Dee Claassen, Secretary

Corporate\2010\Minutes\
Voting Representatives August 10, 2010