

**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, November 9, 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 September/October 2010 issue 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, Howard Baughman and Bill Crusselle.

Also in attendance were Association Manager, Ann Johnson, LCAM and PCAM and Rhonda Coy, LCAM, Compliance Coordinator.

Representatives of The Highlands @ Hunter's Green Condominium Association, Inc. were also present for a portion of the meeting. These included Conor Champion, President/Director; Matthew Brooks, Secretary/Treasurer/Director and Raymond Olesen, Finance Committee Chairman.

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 October 12, 2010 Board Meeting.

**FINING REVIEW COMMITTEE** - A motion was made, seconded and unanimously agreed upon to confirm, ratify and accept the

Committee Report from the October 26, 2010 meeting.

**THE HIGHLANDS @ HUNTER'S GREEN CONDOMINIUM ASSOCIATION, INC.**

Mr. Cobb noted that the Design Review Board has referred the Condominium Association to the Board with a request to consider fines for failure to address outstanding exterior maintenance issues. He further reported that on November 8<sup>th</sup> Messrs. Champion, Brooks and Olesen delivered to the Association a proposed plan of action with timelines for addressing the outstanding issues which had not yet been delivered to the Board. Mr. Champion spoke of the Board's desire to bring the property into compliance with the maintenance standards, and due to the current financial condition of the Association, requested an extension as outlined in the plan. After discussion, a motion was made, seconded and unanimously agreed upon to table a decision on this matter until the December 7, 2010 meeting.

**FINANCIAL**

Statements: Mr. Bartley advised that he had reviewed the financial statements for the period ending October 31, 2010 and found them to be in good order. A motion was made, seconded and unanimously agreed upon to accept and ratify the statement for the period ending October 31, 2010.

Assessment Collection Report: Ms. Johnson reported that, since October 31, 2010, Bush Ross had collected an additional \$1,397 from two owners.

**UNFINISHED BUSINESS**

Street Light Project: Ms. Johnson reported that punch list items were being addressed and it was anticipated that the new lights would be operational by November 12<sup>th</sup>.

Board Walk Project: Ms. Johnson reported that the refurbishing of the board walk located on Hunter's Green Drive (near Wynstone) has been completed. The boardwalk located at the intersection of Hunter's Green Drive and Lockwood Ridge Drive (across from Magnolia Chase) and the one located on Longwater Run Drive have been removed. It was noted that during the January 11, 2011 meeting, discussion will be held

on the two remaining boardwalks.

**HUNTER'S GREEN COUNTRY CLUB** - Mr. Crusselle reported on the efforts being made by the Club to address exterior maintenance issues cited by the Design Review Board. Mr. Cobb called on Ms. Johnson to outline the outstanding issues. After discussion, motions were made, seconded and unanimously agreed upon as to the following:

1. **Circular area in front of the main Clubhouse:** The fines imposed during the September 14, 2010 meeting in the amount of \$500 shall be set aside if: Within two weeks of this date the Club overseeds the area with Rye and on or before April 1, 2011 replaces all damaged, missing and weed infested sod in this area with St. Augustine sod.
  
2. **Main Clubhouse Property: Planting bed located behind the rear of the clubhouse and adjacent to the cart path:** After a review of the history on this issue, the Board unanimously agreed to revoke the fines (\$2,000) imposed in this matter.
  
3. **Fences located at Tennis & Athletic Center:** Ms. Johnson reported that the wooden privacy fence bordering the maintenance/mechanical equipment has been replaced with a vinyl privacy fence; however, the small wooden fence located around the pool equipment had not been replaced with a smaller version of the vinyl fence. The Board unanimously agreed that the fines (\$2,000) imposed in this matter shall be set aside if on or before November 29, 2010 the small wooden fence around the pool equipment is replaced with a smaller (shorter) vinyl fence which is similar in style and color as the vinyl privacy fence. In the event the Club fails to replace the fence, these fines will be reinstated and new fines shall be considered during the December 7, 2010 meeting.
  
4. **Islands located in parking lots at Main Clubhouse Property and Tennis & Athletic Center:** The fines imposed during the September 14, 2010 meeting in the amount of \$500 shall be set aside if the following criteria are met: On or before December 31, 2010 Downy Jasmine shall

be installed in all of the islands located in the parking lots at the Tennis & Athletic Center and the main clubhouse property per the Design Review Board's approval letter dated October 27, 2010. The plants will be three gallon in size, installed thirty six inches (36") on center and installed and maintained per grower's specifications. The planting beds will be mulched with a minimum of two to three inches of medium size, Grade A, natural color pine bark. If the Club fails to comply with this deadline the fines shall be reinstated and new fines will be considered during the January 11, 2011 meeting.

Mr. Crusselle indicated that he would provide written confirmation of the Club's agreement to these specific matters.

## **MANAGER' S REPORT**

Ms. Johnson provided the following report:

Administrative Application Fee: In accordance with Article XVI Section 15 of the Hunter's Green Declaration of Covenants, Conditions and Restrictions, the Master Association shall set annually the fee for re-sales and leases. A motion was made, seconded and unanimously agreed upon that the Administrative Application Fee in 2011 for Residential Units shall be Five Hundred and No/100 Dollars (\$500) and the fee for leased or rented Residential Units shall be Fifty and No/100 Dollars (\$50).

Emergency Procedures: A motion was made, seconded and unanimously agreed upon to adopt the Emergency Procedures as outlined in the attached schedule.

Day Care Facility: Ms. Johnson advised that the owners and tenants for the property located at 17714 Long Ridge Road were provided notice by Bush Ross P.A. that the operation of a Licensed Family Daycare Facility was prohibited and the tenants must cease operation immediately. A written response from the tenants was presented for the Board's consideration. After discussion, it was unanimously agreed that the use was inconsistent with Article VIII Section 1 D of the Declaration in that the "clients or customers of the commercial use of the Residential Unit do not visit the Residential Unit"; therefore, the request for approval to continue operating the facility was not approved. Ms. Johnson was instructed to notify Bush Ross P.A. of the Board's ruling and to exercise all available remedies to enforce compliance.

Legal Matters: Ms. Johnson reported on two issues: (1) Subpoena to appear and testify at hearing on November 4, 2010 received after 5:00 p.m. on November 3<sup>rd</sup> regarding domestic matter. The hearing was attended by Web Melton, Esquire of Bush Ross P.A.; (2) Subpoena for deposition on November 17, 2010 regarding fines imposed for non-compliance issue.

9406 Willow Cove Court: A request for an exception to the parking rule based on vehicle size was presented. The Board unanimously agreed that exceptions are not granted based on vehicle size and that a final extension may be granted.

**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, December 7, 2010.**

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: \_\_\_\_\_

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Dee Claassen, Secretary

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Jeff Cobb  
President/Director

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Liz Wortley  
Vice-President/Director

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Doug Bartley  
Treasurer/Director

\_\_\_\_\_  
Tom O' Shaughnessy  
Director

\_\_\_\_\_  
Howard Baughman  
Director

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William Crusselle, Director

Corporate\2010\Minutes\November 9, 2010