

**HUNTER'S GREEN COMMUNITY ASSOCIATION, INC.**  
**Minutes of Members Annual Meeting**  
**And**  
**Board of Directors Meeting**

The meeting of the Members and the Board of Directors of 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, November 9, 2010 by Jeffrey (Jeff) Cobb, President. The meeting was held at the Hunter's Green Country Club.

The following Board members were present and introduced by Mr. Cobb: Elisabeth (Liz) Wortley; Vice President/Director; Dolores (Dee) Claassen, Secretary/Director; Douglas (Doug) Bartley, Treasurer/Director and Directors Howard Baughman and Thomas (Tom) O'Shaughnessy. It was noted that Director William (Bill) Crusselle was not in attendance. It was further noted that a quorum of the Board was in attendance.

Mr. Cobb welcomed the presence of the Members of the Association in attendance and introduced Ann Johnson, LCAM and PCAM and Rhonda Coy, LCAM Compliance Coordinator.

Mr. Cobb introduced James Lombardi, Community-wide Watch Coordinator who was recently chosen as the "Number One Neighborhood Watch Leader" for District II by the City of Tampa Police Department. He presented a Certificate of Appreciation to Mr. Lombardi and thanked him for his dedicated service to the Hunter's Green Watch Program. He also expressed gratitude to Josh Boddiford who serves as the webmaster for the watch website.

It was noted that notice of the meeting along with a copy of the proposed operating budget was mailed to all members on October 15, 2010.

Mr. Cobb presented an overview of the Association business during the past year. This included a review of the assessment collection efforts, events sponsored by the Association, property maintained, services rendered, the street light project, the park and boardwalks refurbishing projects, change in landscape maintenance contractors, personnel changes, key budget considerations and future planning for updating the main entrance upon completion of the widening of Bruce B. Downs Boulevard.

Mr. Cobb introduced Doug Bartley, Treasurer, who provided an

overview of the income and expenses (current and projected). He advised that, in order to meet the requirements of the recorded documents and meet the needs of the community, a proposed increase of one cent has been recommended.

The floor was opened for resident questions. A variety of questions were asked and answered.

A motion was made to adopt the proposed operating budget (copy attached hereto and by reference incorporated into these Minutes) and to adopt an assessment rate of \$.375 per air conditioned square foot. The motion was seconded and unanimously agreed upon by the Directors.

There being no further business, the meeting was adjourned at 7:35 p.m.

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Dolores (Dee) Claassen  
Secretary/Director

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Jeffrey (Jeff) Cobb  
President/Director

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Elisabeth (Liz) Wortley  
Vice President/Director

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Douglas (Doug) Bartley  
Treasurer/Director

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Howard Baughman  
Director

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Thomas (Tom) O'Shaughnessy

Director

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William (Bill) Crusselle  
Director

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