

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, December 7, 2010 at 6:00 p.m. at the office of the Association (9456 Highland Oak Drive; Tampa, Florida). Notice of the meeting was posted on the office building, gatehouse one and gatehouse two.

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 Howard Baughman. Director Bill Crusselle was absent.

Also in attendance were Association Manager, Ann Johnson, LCAM and PCAM and Rhonda Coy, LCAM, Compliance Coordinator. Mr. Jack Rader, President of the Cypress Ridge Neighborhood Association, attended a portion of the meeting. Attorney Charles Glausier of Bush Ross P.A. also attended a portion of the meeting.

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 and closed at 6:10 p.m. until 6:58 p.m. for a discussion with legal counsel. The meeting was closed for a Special Meeting with the Voting Representatives and reopened at 7:55 p.m.

RESIDENT COMMENTS - Mr. Jack Rader, a resident of Cypress Ridge and the President of the Cypress Ridge Neighborhood Association, addressed the Board concerning a driveway apron problem in his neighborhood. Of question is whether the responsibility for payment for the replacement of the apron falls to the neighborhood association or to the resident. Notice from the Master Association indicates that this specific question is not addressed in the Hunter's Green Declaration of Covenants, Conditions and Restrictions or the Cypress Ridge Declaration; however, the subject apron is located on property belonging to the Cypress Ridge Neighborhood Association. The Master Association's legal counsel has indicated that, given the documents do not specifically address who shall be responsible for the cost of

replacement and the fact that it is located on property belonging to the Neighborhood Association, it would further review the issue and provide suggested remedies by the next scheduled meeting. Mr. Rader advised that in future similar situations the Neighborhood Board should have an opportunity to discuss this with the Master Association before notifying a homeowner of any ruling. The Board agreed this was a reasonable request. Mr. Rader also advised that the Cypress Ridge Board of Directors was seeking independent legal advice on this matter.

MINUTES - A motion was made, seconded and unanimously agreed upon to confirm, ratify and accept the Minutes of the November 9, 2010 Board Meeting and the November 9, 2010 Annual Meeting Minutes.

FINING REVIEW COMMITTEE - A motion was made, seconded and unanimously agreed upon to confirm, ratify and accept the Committee Report from the November 29, 2010 meeting.

FINANCIAL

Statements: Mr. Bartley advised that he had reviewed the financial statements for the period ending November 30, 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 November 30, 2010.

CHARLES GLAUSIER, ESQUIRE - Mr. Cobb closed the meeting and re-opened it after a conference with legal counsel.

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

Mr. Cobb reported that a prepayment of \$32,000 had been received from The Highlands which shall be applied toward the 2011-2012 assessments that will be due on January 31, 2011.

After discussion regarding the outstanding maintenance issues, the Board agreed that the proposed timeline from December 6, 2010 to August 12, 2011 to address issues related to the buildings needed to be resubmitted in a format that provided staggered deadlines. Given this, the Board agreed to table any action on this matter until the January 11, 2011 meeting subject to The Highlands Board of Directors providing a revised plan on or before January 6th that may be included in the Board's package which will be delivered prior to the January 11th meeting.

HUNTER'S GREEN COUNTRY CLUB - Ms. Johnson reported that the circular area in front of the main clubhouse had been over-seeded and the small fence around the pool equipment at the Tennis & Athletic Center had been replaced. No further action is needed from the Board at this time with respect to this Property.

NEW BUSINESS

Driveway Aprons: There was considerable discussion of the problem of responsibility for driveway apron replacement brought to the Board by Mr. Jack Rader. A motion was made, seconded and agreed upon by four of the Directors that legal counsel shall be requested to provide written confirmation of the Master Association's ability to pursue this matter in a proposed Amendment to the Hunter's Green Declaration of Covenants, Conditions and Restrictions and that a proposed Amendment to the Declaration be drafted which would indicate responsibility for replacement of driveway aprons be that of the homeowner. Messrs. Bartley and Baughman did not vote in favor of this motion. Ms. Johnson indicated that this would be made available to the Board during the January 11th meeting.

OFFICER'S REPORTS - Mr. Cobb reported that each Director concurred that Ann Johnson, Association Manager, is doing an excellent job.

MANAGER'S REPORT

Ms. Johnson provided the following report:

Assessment Collections: Since the November 30, 2010 report an additional \$1,824 has been collected by Bush Ross P.A. from three owners.

Letter to Owners: The proposed letter to be sent to all owners with the annual assessment billing was reviewed and modified by the Board.

Street Light Project: Himes Electric is 100% complete. We are now waiting for the TECO leased poles to be removed.

Legal Matters: The Association is pursuing collection of three years' assessments as well as other assessments through the legal system from the owner of 9319 Wellington Park

Circle. This owner has filed a discrimination claim against the Association. A records review is scheduled for December 9th by a representative from the City of Tampa Department of Human Rights in this matter.

Compliance Matters: After discussion it was agreed that exceptions to the parking rule are not granted due to vehicle size and the following owners shall be advised that their requests for exceptions have been denied. These are 9405 Azalea Ridge Circle and 9411 Azalea Ridge Circle.

Volunteer Appreciation Night: This event is scheduled for Tuesday, December 14th from 6 p.m. to 8 p.m. The Club will be providing some of the food as payment for the advertising space used in the 2010 publications of the Community News.

Board Walk: Ms. Johnson provided the Board with an e-mail from Laurel Ridge residents who are unhappy with the removal of the boardwalk at the intersection of Lockwood Ridge Drive and Hunter's Green Drive. The Board agreed that its original decision to remove this unit given its location would not be reversed.

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, January 11, 2011.**

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 9:15 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

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