

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

The Special 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, December 7, 2010 by HGCA President, Jeff Cobb. The meeting was held in the Association office conference room located at 9456 Highland Oak Drive, Tampa, Florida. The President confirmed that a quorum had been met and therefore the meeting may continue.

The following Directors were introduced: Liz Wortley, Vice President/Director; Dee Claassen, Secretary/Director; Doug Bartley, Treasurer/Director and Directors Tom O'Shaughnessy and Howard Baughman. He noted that Director Bill Crusselle was unable to attend the meeting. He also introduced Association Manager, Ann Johnson and Compliance Coordinator, Rhonda Coy.

There were no residents other than Voting Representatives in attendance.

The President called upon the Secretary, Dee Claassen, to call the Roll and certify the proxies. The names of the neighborhood associations and corporate entities were called and it was confirmed that all present had received a ballot. A schedule of the available votes is attached and incorporated by reference into the Minutes. The community had a total of 46,168 votes as of December 7, 2010. A total of 37,167 votes were represented at the meeting either by proxy or by attendance.

The Voting Representatives who responded to the Roll Call included:

- Esprit - William Owen
- Fox Chase - Brian Day
- Hampton on the Green - Donna Sees
- Nathan's Court - Patty DeBlock
- Osprey Pointe - Gary Smith
- Parkside - Richard Vergauwen
- Pinnacle - Jeff Bransford
- Stonebridge - Bruce Thornberry
- The Highlands - Conor Champion

Voting Representatives not in attendance and represented by Limited Proxy with ballot included:

- Cypress Ridge - Jack Rader
- Hampshire - Michael Conley
- Heather Downs - Al Donn

Magnolia Chase - Gary Wiest  
Oak Trace - Susan Velazquez  
Waterforde - Theresa Thiele  
Wynstone - Gary Hedine  
Professional Park - James DeRiso

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

Heritage Oaks - Dan Plager  
Oak Crest - Delores Norman  
Quail Creek - Adam DeLuca  
Hunter's Green Country Club - William Crusselle  
The Vinings Apartments - Shannon Piedrahita

Voting Representatives who did not attend nor provide a proxy:

Brookfield - Zelko Kirincich  
Deer Creek - Daniel Maddox  
Lakeside - Craig Doupnik  
Laurel Ridge - Michael Delman  
Lockwood Links - Andrew Cohen  
Bright Horizons Children's Center - Steven Drier  
Life Pointe Church - Paula Blair

The Secretary then confirmed that notice of the meeting with a  
copy of the proposed Amendment was mailed to all registered Voting  
Representatives on October 15, 2010.

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

The President further advised the Representatives that the Master  
Board of Directors is requesting approval to have recorded a  
Seventeenth Amendment to the Hunter's Green Declaration of  
Covenants, Conditions and Restrictions which would include an  
amendment of Article VII Section 14. He further noted that Article  
XVI Section 2 of the deed restrictions states that three-fourths

(3/4) of the votes cast by the Voting Representatives at a duly called and held meeting must be favorable in order for an amendment to be passed. Given the number of votes available at this meeting, the proposed amendment must receive at least 27,875 favorable votes in order to be passed.

The proposed amendment was reviewed and a variety of questions were asked and answered. Mr. Cobb called for a written vote and the votes were tabulated by Ms. Johnson and Ms. Coy.

**THE FOLLOWING VOTES WERE RECORDED:**

**Proposed Amendment Article VII Section 14:**

Number of votes in favor: 28,422  
Number of votes opposed: 8,745  
Status: Approved

**Article VIII Section 14** of the Declaration of Covenants, Conditions and Restrictions of Hunter’s Green is amended to read as follows:

**Section 14.** Residential Condominiums and Commercial Condominiums. Each residential condominium unit owner and each commercial condominium unit owner shall be responsible for all assessments imposed by the Master Association in the same manner as the owner of the unit is responsible for assessments pursuant to ~~Section 718.116~~ 718.116 of the Florida Statutes and shall be subject to collection by the Master Association as provided by Section 9 herein, as amended from time to time. However, the Residential Condominium Association and ~~e~~Commercial e~~Condominium~~ ~~a~~Association shall be responsible for and shall timely pay to the Master Association all assessments due from the owners of the residential condominium units and commercial condominium units whether paid to or received by the Residential Condominium Association or Commercial Condominium Association or not. If the Master Association does not receive the assessment from the Residential Condominium Association or the Commercial Condominium Association, on or before the 5<sup>th</sup> day of February, the assessments shall bear interest from the date of February 1<sup>st</sup> at the rate of eighteen percent (18%) per annum, plus an administrative late fee of twenty-five dollars (\$25.00) per condominium unit and attorneys’ fees incurred in the collection

process. The Master Association may bring an action at law against the Residential Condominium Association or the Commercial Condominium Association obligated to pay the same. The costs of preparing and filing the complaint shall be added to the amount of such assessment in such action. In the event a judgment is obtained, such judgment shall include the administrative late fees, interest on the assessment as above-provided and a reasonable attorneys' fee to be fixed by the court together with the costs of the action.

No further action was taken at the meeting. The meeting was adjourned at 7:55 p.m.

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Jeff Cobb  
President/Director

Attest:

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Dee Claassen  
Secretary/Director

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Liz Wortley  
Vice President/Director

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Doug Bartley  
Treasurer/Director

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Howard Baughman  
Director

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Tom O'Shaughnessy  
Director

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Bill Crusselle

CAM\WPDATA\Corporate\2010\Minutes\  
Special Meeting Voting Representatives  
December 7, 2010