

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 8, 2011 by 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: Liz Wortley; Vice President/Director; Dee Claassen, Secretary/Director; Doug Bartley, Treasurer/Director and Directors John Hilker and Tom O'Shaughnessy. Director Howard Baughman was absent. It was further noted that a quorum of the Board was in attendance.

Other attendees included Fox Chase residents Mike Allen, Brian Day, Alan Henderson, Steve and Joy Margolis, Esprit residents James and Jen Etheridge and Marlene Krueger, Laurel Ridge resident Mike Delman, Lockwood Links residents Bob and Connie Visovsky, Magnolia Chase residents Brenda Hilliard, Kitty Temming and Gary Wiest, Nathan's Court residents Mike and Jean Tripp, Oak Crest residents Delores Hudler and Dee Norman and Stonebridge residents Randy and Darla Rhude.

Also in attendance were Association staff members Ann Johnson, LCAM and PCAM, Rhonda Coy, LCAM and Laura Shaffer, LCAM.

Mr. Cobb welcomed the presence of the Members of the Association in attendance. Each of the Board members introduced themselves and Ms. Johnson introduced Ms. Coy and Ms. Shaffer.

It was noted that notice of the meeting along with a copy of the proposed operating budget was mailed to all members on October 17, 2011.

Mr. Cobb presented an overview of the Association business during the past year. He advised that capital improvement projects included (1) the balance of the street lights previously leased from Tampa Electric Company have now been converted to a privately owned system (ten year loan with SunTrust Bank), (2) three of the twenty-four-year-old boardwalk structures were rebuilt, (3) a new fountain was installed in the pond behind the main gatehouse and (4) the three main signs were refurbished (replaced brick with

stone and installed new landscaping and feature lighting). A new website was created this year and the Association now has a "Facebook" page. He commented on assessment collection efforts, abandoned homes, construction activity on Bruce B. Downs Boulevard and community events hosted by the Association. He indicated that the focus in 2012 will continue to be on controlled and restricted access, community appearance and planning for a 25th Anniversary Celebration to be held in 2013.

Mr. Cobb introduced Doug Bartley, Treasurer, who provided an overview of 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 three-fourths of one cent has been recommended.

Mr. Bartley also announced that the traffic lane at the main entrance will be shortened as a result of the widening of Bruce B. Downs Boulevard and will directly affect the traffic flow into the community. After considerable research and discussion, the Board has approved a capital project in the amount of \$387,412 which will address this issue and will be funded by Reserve accounts. He noted that no special assessment will be required. The project includes the removal of the existing main gatehouse, removal of the Bomanite, re-alignment of the road (where existing gatehouse is located), construction of a new u-turn road at the end of the pond island (located behind the main gatehouse), construction of a new gatehouse (prior to the turn onto Longwater Run Drive), landscaping, camera system, scanner and gate operators and professional fees (architect, civil engineers and landscape architect). The new location will provide the ability to increase controlled and restricted access efforts. Visitor management software is being explored and new post orders for the gate attendants will be drafted.

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 \$.3825 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 8:05 p.m.

Dolores (Dee) Claassen
Secretary/Director

Jeffrey (Jeff) Cobb
President/Director

Elisabeth (Liz) Wortley
Vice President/Director

Douglas (Doug) Bartley
Treasurer/Director

Howard Baughman
Director

Thomas (Tom) O' Shaughnessy
Director

John Hilker
Director