

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, January 10, 2012 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 November/December 2011 and January/February 2012 issues 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 Howard Baughman and John Hilker. Director Tom O'Shaughnessy was out of town.

Also in attendance were Association Manager, Ann Johnson, LCAM and PCAM and Rhonda Coy, LCAM, Compliance Coordinator. Attending portions of the meeting were Charles Glausier, Esquire of Bush Ross P.A.; Mike Tripp of Nathan's Court; Kitty Temming of Magnolia Chase, Nick Meyer of Osprey Pointe; Ray Olesen, Matthew Brooks and Libby Hernandez, LCAM representing The Highlands Condominiums; Hansen of Lakeside; and Rob Baur and Jens Ibsen, representing LifePoint Church.

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

Mark Hansen, of Lakeside, reported several incidents of what sounded like gunshots in the cul-de-sac at the end of Highland Oak Drive which is directly behind his home. These incidents were reported to the police. He also reported disturbing incidents of speeding, wheelies and inappropriate activity in this same cul-de-sac. Ms. Johnson reported that a similar report had been received from another resident, Ann Torres, whose home backs up to the cul-de-sac. She further reported that a towing sign has been installed. After discussion, the Board agreed that the lighting in this area would be reviewed and this situation should be called out in the Community News. It was further agreed that the staff will provide a status

report to the Board during the April meeting.

Kitty Temming, of Magnolia Chase, questioned the funding for the entrance improvements. Mr. Bartley reviewed the project costs being funded through various Reserve Accounts and that no special assessment will be required to fund the project.

Nick Meyer, of Osprey Pointe, requested he be allowed to park a vehicle on his driveway overnight when he was away from the City as a safety precaution. It was noted that no exceptions to the parking rule are granted and a final extension until February 20, 2012 in which to bring the parking into compliance shall be granted.

MINUTES - A motion was made, seconded and unanimously agreed upon to confirm, ratify and accept the Minutes of the November 8, 2011 Board Meeting and the November 8, 2011 Annual Members Meeting Minutes.

FINING REVIEW COMMITTEE - A motion was made, seconded and unanimously agreed upon to confirm and ratify the Committee Report for the November 29, 2011 meeting.

FINANCIAL

Financial Statements - Treasurer Doug Bartley stated that he had reviewed the Financial Statements for the period ending November 30, 2011 and found them to be in good order. A motion was made, seconded and unanimously agreed upon to confirm, ratify and accept the Financial Statements for the period ending November 30, 2011.

Assessment Billing and Collection Report - Ms. Johnson reported that the total assessment billing was \$1,766,971.27. A total of \$247,277.88 (14% of the billing) had been received as of January 10, 2012. The same time last year 13.6% of the total billing had been received. It was also noted that there are fifty-six single family collection files being handled by Bush Ross P.A. (carried over from 2011-2012) and the 2012-2013 invoices totaling \$59,949.71 for these accounts was turned over to Bush Ross P.A.

It was also noted that a lien foreclosure sale for account number 30202 was scheduled for January 27, 2012 and the Neighborhood Association Board would be advised of this scheduled sale date.

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

Ms. Johnson reported that Ms. Hernandez had responded to the Board's correspondence dated January 4, 2012 regarding the outstanding maintenance issues that needed to be addressed. Ms. Libby Hernandez, Association Manager, reported that there is a plan in place to accomplish all of the outstanding maintenance issues for the property. She reported that an extension was being requested for the balance of the outstanding issues so that the issues can be addressed in accordance with the Hunter's Green maintenance standards. After discussion, it was agreed that Ms. Johnson would send Ms. Hernandez a list of all outstanding issues listed on the "Settlement Agreement" and on or before January 20, 2012 the list would be returned along with the new extension dates being requested. Ms. Johnson would review the extended dates with the Design Review Board and communicate with Ms. Hernandez as to the dates that would reflect reasonable extensions. It was further agreed that this matter would be tabled until the February 14, 2012 meeting.

RECESS - At 5:15 p.m. Mr. Cobb called a recess in order for the Board to meet with legal counsel (Attorney Charles Glausier) to discuss legal matters concerning a counter-complaint filed against the Association. The meeting was resumed at 5:22 p.m.

HUNTER'S GREEN COUNTRY CLUB - Mr. Cobb reported that on November 7, 2011, on behalf of the Association Board, Mr. Larry A. Weber of L.A.W. Horticultural Services, Inc. conducted a site inspection of the golf course. A copy of the Report was provided to the Club as well as all Directors. Mr. Cobb noted that overall the report provided a positive rating on the condition of the golf course. Mr. Hilker responded to each item called out by Mr. Weber noting that the Club does not agree with some of the recommendations reflected in the Report; however, he believes that the ongoing work being performed will be noted after the next growing season. He also noted that irrigation problems have been resolved, tree canopies are being lifted and tee signage areas are being improved. In addition, drainage and concrete repairs require capital funds and will be addressed as soon as possible. A motion was made, seconded and unanimously agreed upon to accept the Report from Mr. Weber as well as the Club's response. It was noted that prior to the next inspection the scope of work required from this independent consultant should be redefined.

LIFEPOINT CHURCH - Mr. Cobb reported that during the Annual Members Meeting it was brought to the attention of the

Association that someone was using a hand-held pass at the gate near the Tennis and Athletic Center ("TAC") to open the gate on Sunday mornings for approximately forty vehicles that were parked in the TAC parking lot. The resident was notified that the label was not being used as intended and was deactivated. After researching this issue it was learned that apparently some time ago a verbal arrangement was made between a former Manager of the Club and the Church to allow the parking of these vehicles for Church staff members and key volunteers. The Association was advised that the space was needed because all other parking spaces were being used by attendees. Mr. Cobb advised that he and Ms. Johnson met with representatives of LifePoint to discuss this matter. Per an agreement with Club Manager, John Hilker, these staff members and key volunteers were allowed to be logged in at the main entrance and park at the TAC parking lot during the month of December. Mr. Cobb introduced Messrs. Baur and Ibsen who stated that the space was needed between 9:30 a.m. and 12:30 p.m. on Sunday. It was noted during the discussion that the parking lot belongs to the Club and the gate system is the responsibility of the Association. After discussion, it was determined that to continue this practice would be a contradiction of the Association's policies to control and restrict access. There are also safety concerns which added to this decision. It was noted that the Club supports the Board's position.

UNFINISHED BUSINESS

Front/Rear Entrance Refurbishing Project - Mr. Bartley reported that the contracts for the gatehouse project have been signed. R.E. Purcell Construction Company, Inc. will be doing the road and utility work and MAK Homes, Inc. will be constructing the new gatehouse. A start-up meeting is scheduled for January 11, 2012. The work is planned in three stages so that there is as little disruption to the residents as possible. Upon release of the final permit, the first stage will be completed in thirty days and the gatehouse construction will take approximately ten weeks with the final stage following. The anticipated completion date is June 30, 2012.

NEW BUSINESS

Conflict of Interest - Ms. Johnson noted that all Board members and staff have completed this form for 2012.

OFFICERS' REPORTS

Manager's Annual Review - Mr. Cobb reported that he completed the review with Ms. Johnson and all Board members had submitted

extremely positive comments.

MANAGER'S REPORT: Ms. Johnson presented the following report:

9315 Poplar Creek Court - The residents have requested a six month extension to park one of their vehicles on the driveway during which they try to sell the vehicle. The Board agreed that a generous amount of time had already been allowed and that a final deadline of February 20, 2012 shall be granted.

Playground equipment: A request from a resident to consider a rubberized surface as well as an upgrade for the park equipment be considered. Ms. Johnson advised that she would be presenting this topic to the Board in the near future.

Web-site request: A resident has requested that a section of the web-site be dedicated to "Seniors" as a source of being able to make contact with other seniors in Hunter's Green. The Board agreed that the web-site should not be expanded to accommodate social networking.

Joggers in the street: A resident has expressed concern for the number of people who are jogging in the street rather than on the sidewalks. It was agreed that this should be addressed in the Community News.

Bats: A resident has requested time to discuss what can be done regarding the bat problems experienced by some of our residents. A report will follow a meeting yet to be scheduled.

9125 Woodridge Run Drive (Trampoline matter) - As of this date a response has not been received from the Osprey Pointe Neighborhood Association Board of Directors on this request.

December 17, 2011 Incident at golf course tunnel: Ms. Johnson reported on the incident report provided by the golf course on an incident involving a child who ran into a golf cart at the tunnel. The Association's insurance agent was provided with the incident report.

NEXT MEETING

Upon motion made and duly seconded, it was unanimously agreed that the next meeting will be held at **4:00 p.m.** on **Tuesday, February 14, 2012** at the Association Conference Room. It was noted that Resident Comments would be scheduled at 4:30 p.m.

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 6:30 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

John Hilker
Director

Corporate\2012\Minutes\January 10, 2012