



HRCA Board of Directors Meeting
Wednesday, February 12, 2025 at 3:00pm
Clubhouse Main Dining Room

Minutes

The Hunters Ridge Community Association Board of Directors meeting was called to order by President Linda Dworaczyk at 3:00pm. Other Board members present were Vice President Nancy Sido, Treasurer Pat McManus, Secretary Melody Harwood and Directors Pat Donnelly, Janice Morgando and Bob Sanders. With all Board members in attendance a quorum was established. Director Bob Sanders made the motion to approve the Board of Directors meeting minutes of January 29, 2025. Vice President Nancy Sido seconded the motion which was then unanimously approved by all Directors. These minutes can be found on the Hunters Ridge Community Association website.

Treasurer Pat McManus presented to the Board and all members in attendance a preliminary review of the December 2024 financials. This year's end financial presentation can be found on the Hunters Ridge website. Treasurer McManus reported that overall 2024 was a very good year and all divisions of the HRCA operations were well within their budgeted range. Year end surpluses resulted in the Golf Course, General and Administrative, Realty, Sewer and Common Area Operations. Due to lower than anticipated insurance premiums, both the North and South Villas had large surpluses which will be reviewed by our CPA firm, and legal counsel, if necessary, to determine the correct handling of these surplus funds. Treasurer McManus also mentioned that the losses in the Food & Beverage operations were less than what was budgeted for 2024, and when comparing our food & beverage operations to the other sixty three (63) southwest Florida Country Clubs found in the Beekman Report, the average loss for those other clubs in the year 2023 was over one million dollars (\$1,000,000) where our in 2024 was half as theirs with a \$500,000 loss.

General Manager Don Huprich reported some statistics on the 2025 HRCA Annual Meeting and Board of Directors election. A total of 282 members, which is approximately fifty percent (50%) of our 562 total membership, participated. Almost two hundred (200) ballots were cast via mail, and on average of all ballots cast, there were 3.6 votes for the Board of Director candidates. There were five (5) candidates running for the four (4) open positions.

President Linda Dworaczyk informed all Board members that the latest draft of the revision being recommended to the HRCA Master Declaration of Covenants has been received from attorney Richard DeBoest. President Dworaczyk suggested the Board move forward with meeting with the membership, with our attorney present, to discuss the suggested revisions being proposed to the Master Declaration of Covenants, ByLaws and Articles of Incorporation. Secretary Melody Harwood made the motion to move forward with "town hall" meetings with the membership and attorney to discuss the proposed changes to the Master Declaration of Covenants, HRCA Bylaws along with the HRCA Articles of Incorporation. The motion was seconded by Vice President Nancy Sido and approved unanimously by all Directors. The three sets of documents will be distributed to all Board members and posted on the HRCA website for

all Hunters Ridge members to review prior to the “town hall” meetings. The meeting dates and times will be announced well in advance to all members.

President Dworaczyk informed the Board members that a golfing member submitted a medical hardship request asking to be excused from paying their golf dues in 2025 since they will not be capable of playing because of multiple health conditions and surgeries. President Dworaczyk made the motion to grant the one-time exemption for the golfing member. Director Bob Sanders seconded the motion, which was then unanimously approved by all Directors. For privacy concerns, the golfing member’s name was not given.

Director Janice Morgando then gave all individuals present an update of the cell tower to be constructed in the Hunters Ridge community by Diamond Communications. The contract between HRCA and Diamond Communications can be found on the HRCA website. Diamond Communications has surveyed the land where the cell tower will be constructed in the golf course maintenance area. With the land survey being completed, Diamond Communications are currently in the process of performing their environmental survey to make sure there are no environmental problems/issues which could prevent them from moving forward with cell tower construction. No problems/issues are expected, and upon completion of the environmental survey, Diamond Communications will apply for the cell tower building permit with the City of Bonita Springs. The process to receive the building permit for the cell tower from the City of Bonita Springs could take up to three (3) months due to necessary public hearings. Future communications on the cell tower construction status will be provided to the HRCA membership as this project moves forward.

Secretary Melody Harwood, who is also the Board representative to the Membership Committee, informed the Board members that a club member was disrespectful to entertainer Ben Allen during the Club’s Country and Western party on Saturday, January 25th. The membership committee is recommending that this club member be suspended for one (1) week, beginning March 1, 2025, from all food and beverage privileges. Secretary Harwood made the motion to support the Membership Committee’s recommendation which was seconded by President Linda Dworaczyk. The motion was approved by six Directors with Director Janice Morgando voting no. Motion passed 6-1.

Chairperson of the Facilities & Infrastructure Committee, Jim Sido, provided an update to the Board regarding the receiving of cost proposals for different size generators. If the Board should decide to install a generator in the clubhouse in the immediate future, the cost would range from \$120,000 for a 130kw liquid-cooled generator to \$125,000 for a 150kw liquid-cooled generator. Committee members continue to discuss with FPL the clubhouse energy demands and evaluations.

The next scheduled HRCA Board of Directors meeting is Thursday, February 20, 2025 at 3:00pm in the Clubhouse Main Dining Room.

The meeting was adjourned at approximately 3:50pm.