



HRCA Board of Directors Meeting
Wednesday June 25, 2025 at 3:00pm
Clubhouse Main Dining Room

Minutes

The Hunters Ridge Community Association (HRCA) Board of Directors meeting was called to order by President Linda Dworaczyk at 3:00pm. Other Board members present in person were Vice President Nancy Sido, Secretary Melody Harwood and Directors Janice Morgando and Bob Sanders. Present via Zoom was President Dworaczyk, Treasurer Pat McManus and Director Pat Donnelly. A quorum was established with all Directors present. All Directors, along with all members in attendance, were asked to please silence their cell phones.

Reviewing the minutes of the Board of Directors June 4, 2025 meeting, Director Pat Donnelly made the motion to approve the minutes as stated. Director Bob Sanders seconded the motion which was then unanimously approved by all Directors.

Treasurer Pat McManus gave the financial report on all Club Common Area operations through May 2025. He indicated that the golf course currently shows a surplus of approximately \$173,000; the food and beverage operations are at a \$145,000 loss; the general & administration department provides a surplus of \$245,300; realty operations show a surplus of approximately \$23,000, while the sewer treatment facility is at loss of \$24,700. The HRCA common area is also showing a surplus of \$34,700, and the north and south villas are showing a \$15,600 and \$19,400 surplus respectively. All HRCA financial operations are going well and the Treasurer's May 2025 report can be found on the HRCA website.

Treasurer McManus also discussed the financial options for the Community Center renovation assessment. He reviewed the three (3) previously disclosed options:

1. One time payment of \$4,000.00
2. \$74.00 per month for 60 months/5 years
3. \$41.00 per month for 120 months/10 years

Treasurer McManus encouraged all members present to consider the one time payment of \$4,000.00. He stated that making the one time payment is best for HRCA as it reduces borrowing from the HRCA reserves, and also saves members money. More communication will be provided to the membership as the Community Center expansion and renovation project continues to move forward.

General Manager Don Huprich updated the Board members and those in attendance on the status of the Community Center project. He indicated that meetings and discussions

have been on going with Construction Manager JP Coleman, Architect Brian Fleming, Engineer Jarrod Harriett and City of Bonita Springs officials. All discussions have been very positive and the initial phase of the project is going well. Only concern at this time by the City Officials is a small native vegetation area on the north side of the Community Center which is expected to be resolved very soon.

The General Manager also reported that the clubhouse generator is expected to arrive by the second or third week in August. The goal is to have the clubhouse generator in full operation by September 1, 2025. Prior to the generator arriving, the slab on which the generator sits will be installed by the end of July. The propane gas tank which fuels the generator will also be installed before the generator arrives. We are currently waiting to receive the permit from the Bonita Springs officials to install the propane gas tank.

Thirdly, the General Manager updated everyone present that Diamond Communications continues to move along in attempting to get permission from all regulatory agencies to install the Cell Tower in our community maintenance area. All soil testings, archaeological surveys, geotechnical drillings and investigations have been performed with no problems discovered. All environmental studies have passed as well. Diamond Communications expects to be filing with the City of Bonita Springs this week the necessary documents to amend the Hunters Ridge Master Development Plan to allow for the installation of the cell tower. This amendment approval process could take between two and three months due to the public hearings that need to take place. Director Janice Morgando also added that the public hearings should go well since our proposed cell tower is in the design of a monopine tree.

A brief discussion was then held by the Board members regarding cups, lids and straws at the water station outside the Club Pro Shop. All Directors agreed that improvements need to be made. The staff will look into providing larger cups with lids where straws will not need to be provided.

The meeting was then adjourned at approximately 3:45pm.