



Hunters Ridge Community Association
Board of Directors Meeting
Wednesday August 13, 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 Bob Sanders and Janice Morgando. Present via zoom was 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.

Minutes of the June 25, 2025 Board of Directors meeting were reviewed and Director Bob Sanders made the motion to approve the minutes as stated. Vice President Nancy Sido seconded the motion which was then unanimously approved by all Directors.

Treasurer Pat McManus proceeded to provide the financial report on all Club and Common Area operations thru July 2025. He indicated the golf course shows a surplus of approximately \$137,000; the Food & Beverage operations are at a loss of \$247,000; the General and Administration department provides a surplus of \$412,500; Realty operations show a surplus of \$38,000; while the Sewer Treatment Facility is at a loss of \$28,000. The HRCA Common Area is also showing a surplus of \$60,000; and the North and South Villas are showing a \$22,000 and \$24,000 surplus respectively. All HRCA financial operations are going well and the Treasurer's July 2025 report can be found on the HRCA website.

General Manager Don Huprich then requested a motion from the Board of Directors to suspend the delinquent property located at 28879 Marsh Elder Court from the use of all club facilities until full payment of all past due fees are made. President Linda Dworaczyk made that motion which was seconded by Secretary Melody Harwood. The motion was then passed unanimously by all Directors.

Don Huprich then provided an update on the status of the Community Center renovation. The concern of the City of Bonita Springs staff regarding the native indigenous area on the north side of the Community Center has been resolved and the expansion of the center is allowed. Our Architect, Construction Manager and staff continue to improve the building floor plan while making sure to stay within the approved budget for the project. Creating additional shade areas on the pool deck and having proper room sizes with good acoustical installations in the building remain as high priority concerns. Structural, Electrical and Mechanical Engineers are also assisting in creating the final plans which will be provided to all members on the HRCA website.

once completed. Clearing of the site for the expansion of the building is expected to begin next week and work will begin on the pool deck area after Labor Day in September. Exact dates of when work will begin will be provided to the membership.

Don then reported that the new Clubhouse generator is expected to arrive any day and the goal remains to have the generator in full operation September 1st. Both the slab on which the generator sits and the propane tank which serves the generator will be installed within the next few days. The electrical company installing all of this equipment is just waiting for the final permits from the City of Bonita Springs.

Finally Don updated those present that Diamond Communications continues to move along in attempting to get permission to install the Cell Tower in our community maintenance area. All documents necessary to amend the Hunters Ridge development plan to allow a cell tower has been submitted to the City of Bonita Springs. This approval process requires public hearings and a Neighborhood Public meeting will be held tomorrow evening in our clubhouse for all residents in Hunters Ridge, Worthington and Quail West to become fully aware of the proposed cell tower. This meeting is for the attorney of Diamond Communications to make every effort to illustrate how and where the cell tower will be constructed and answer any questions or concerns.

A question and answer period briefly followed and the meeting was adjourned at approximately 3:55pm.