HIGHLIGHTS OF THE JANUARY 13, 1994
H.R.C.A. BOARD PLANNING MEETING

In the absence of President Simeral, 1st Vice President Bob Dieden called the meeting to order at 1:30 p.m. Board members present were Bob Dieden, Jean Hardy, Joe Janke, Lillian Northrop, Bill Ohme, Lynne Van Vliet and Al Wiant. Dean Simeral and Bob Artman were absent. Also present were General Manager Dan Gorden, Controller Trudie Logel, Marketing Manager Skip Maddox, Program Coordinator Sandy Alexander and Administrative Assistant Linda Schmid. There were 12 residents in attendance.

Items to appear on the agenda for the January 20, 1994 Board Meeting were discussed.

1st Vice Pres. Dieden reviewed the current master antenna system and supplemental system provided by Lake County Cablevision; the problems with the present system and the possible solutions. The Future Projects Committee has studied the problems, acquired cost data, reviewed alternatives and has made recommendations to the Board. It is the Committee's recommendation for Hawthorne to replace underground cable that could provide channels 2 thru 13 and up to 150 satellite channels and provide for future update of the Alarm System. The cost for installation of cable and amplifiers would be $250,000; cost of two satellite antennas and head end equipment which would provide additional channels (now provided by Lake County Cablevision) would be $140,000 for a total of $390,000. The replacement of cable would benefit all residents and therefore the burden should be equally apportioned among all residents. The cost of head end equipment would be repaid through monthly subscriber fees. A lengthy discussion ensued regarding how the $257,000 should be financed. Joe Janke stated he would recommend revision of the 1994 budget to include expenditure for the Cable TV System.

The meeting was adjourned at 2:30.

HIGHLIGHTS OF THE JANUARY 20, 1994
REGULAR H.R.C.A. BOARD MEETING

President Simeral called the meeting to order at 1:30 p.m. All Board members were present, as were General Manager Dan Gorden, Controller Trudie Logel and Marketing Manager Skip Maddox. There were approximately 80 residents in attendance.

The Invocation was given by the Rev. George Clementson and the Pledge by Kermit Schultz.

Pres. Simeral asked for the approval of the minutes of the December 16, 1993 regular meeting and the min-
utes of the January 13, 1994 planning meeting. There were no corrections or additions and the minutes were approved as distributed.

Treas. Joe Janke gave the financial report for the month of December and the year. Treas. Janke stated that costs were controlled in 1993 and the year ended with a $170,000 cash operating surplus. Gen. Mgr. Gorden and his staff were commended for cutting expenses. The financial report was received and filed subject to audit.

COMMITTEE REPORTS

Bob Dieden, Chairman of the Future Project Committee, gave a report on the Cable TV Project most of which is in the Highlights of the Board Planning Meeting of January 13. He added that the Committee is recommending New Era Television and Communication, Inc. at a cost of $390,000 for the upgrading of the cable TV system.

Chr. Dieden stated that a fee would be charged for the satellite channels at an amount to be determined based on the number of subscribers, but not to exceed $12.00 per month. The cost of the cable installation would be funded from the unrestricted reserve investments held at Citizens Bank and the 1995 Budget Committee would recommend how this money would be replenished.

Joe Janke, Chairman of the Ad Hoc Committee on Reserves, reported that the committee has drafted a policy on reserves and distributed it to Board members. Board members were asked to study the proposal and send any comments to him. The Committee will meet again, modify the draft if necessary and recommend its approval to the Board.

GENERAL MANAGER'S REPORT

Funds available for the installation of the dishwasher total $9,437.43.

The installation of additional street lights has been completed. A total of 16 lights have been installed -- 3 on 40 foot poles and 13 on 14 foot poles.

The president of a development company from Zephyr Hills told Gen. Mgr. Gorden he would build a shopping plaza on the southwest corner of Routes 27 and 48.

Minor modifications are being made to the agreement with Florida Publishing Company for the phone book they will be printing for Hawthorne. Any resident who would like to sell advertising for the book can contact Gen. Mgr. Gorden.

UNFINISHED BUSINESS

Pres. Simeral appointed an ad hoc committee to resolve differences of opinion regarding the installation of dishwasher in the Clubhouse kitchen. Jean Hardy was named as chairperson; on the committee will be Thelma Robinson and Joe Woodward.

Henry Davis asked to call attention to solicitations for money being made by phone for a veterans insurance program. Residents should be made aware that this is a scam.

NEW BUSINESS

A committee was appointed to work with Dr. Strieb, University of Florida, relating to a questionnaire for the opinion survey. Al Wiant, Chair­man; Jean Hardy, Lillian Northrop, Bill Caley, Kib Gary, Mary Garcia, Dan Gorden and Dean Simeral. Without objection, the committee was named.

Co-chairpersons were named for a committee to verify names and addresses as they will appear in the phone book to be published by Florida Publishing. Lynne Van Vliet and Mary Lou Harrold will co-chair the committee. They will find workers to help with the task. Without objection, the committee was named.

Bill Ohme made a motion that Hawthorne authorize Attorney Charles Johnson to take appropriate legal action to foreclose on liens on both the Cook property at 113 Tamarisk and the Rosenberg property at 125 Pyracantha. Al Wiant seconded the motion. A vote was taken and unanimously carried.

Lillian Northrop made a motion to approve the "Club Hawthorne Rules for
NEW DIRECTORS FOR 1994


Education: Lake City Community College, Lake City, FL; Washington University, St. Louis, MO (Premed); Missouri Chiropractic College, St. Louis, MO; Doctor of Chiropractic Degree.

Work Experience: Associate to president Illinois Chiropractic Association, Quincy, IL; Private practice (orthopedics), Belleville, IL; Private practice (orthopedics), Live Oak, FL; Retired from Practice 1984. Clinic Management, post retirement offer: Administrative Officer CSXT Corporation. Last position: Manager Operations, Training and Certification of Locomotive Engineers, State of Florida.

Activities and Civic Interests: Member of American Legion, Loyal Order of Moose, Elks, Associate member Florida Chiropractic Association.

Hawthorne Activities: President of Hawthorne AARP Chapter 1775; member of Boat Club; member of Softball Club.


Education: Graduated High School at Waupun, WI; Enlisted in U.S. Navy during WW 2, Honorable Discharge after 28 months in May 1946; Graduated from the University of Wisconsin at Madison, with a B.S. Degree in Economics.

Work Experience: Began career with J.C. Penney Company in 1950 at Watertown, WI in the Company Management Training Program; retired from the Penney Company as a Store Manager at Madison, SD, after 36 years with the Company.

Activities & Civic Interests: Past President of: Madison Chamber of Commerce, Madison Rotary Club, Madison Development Corporation and Home Owners Association, Sandpiper Park, Eustis, FL. Served on: Madison School Board, 3 years; Board of Directors, Madison United Way; Past Trustee of the Madison Elks Club.

Hawthorne Activities: Member of St. Paul's Catholic Community, Leesburg; Boat Club; Nature Club; Dinner Theatre; Travel Club.

**Education:** Attended Catonsville Community College.

**Work Experience:** Civil Service Career with Social Security Administration in Baltimore, MD, 28 years, 23 in Management; Participated in Supervisory Staff Development Program in both Government and Non-government facilities; Writing for government and business; USDA Graduate School Independent Study Course; Mid-Level Management at the Middle Management Institute, Washington, D.C. Management experience-Supervisory Unit and Sections; Program Analyst in Procedures and Planning, developed Affirmative Action Program, conducted seminars, participated in contracts and negotiations with State Governments, SSA Regional Planning Staff and some Federal Legislative Hearings for conversion of State to Federal Supplemental Security Income Program, assisted and trained State Personnel, acted as Project Director for conversion activity.

**Activities and Civic Interests:** Member of National Association Retired Federal Employees (NARFE), AARP, Women for Hospice, SSA Alumni Association. Volunteer Work - President and Project Director, Woodlawn Senior Citizen Club, Baltimore.

**Hawthorne Activities:** Hawthorne Cabinet Officer, Chairman of Dinner Theater Group, Secretary of Entertainment Group, Past Chairman of other Activities.


**Education:** College Heights High School, Bowling Green, KY; Bowling Green Business University, Bowling Green, KY; University of Western Kentucky, Bowling Green, KY; University of Mississippi, Oxford, MS.

**Work Experience:** Admin. Asst. & Sec. to President of Clarke Memorial College, Newton, MS, 2 yrs. Admin. Asst. & Research Analyst, Mississippi Research & Development Center, Jackson, MS, 3 yrs. Board of Directors, Chamber of Commerce, Newton, MS, 10 yrs. Chairman of Special Days & Events Comm.; District Office Manager, Mississippi State Dept. of Public Welfare, 16 years; Office Manager and Admin. Asst., Mississippi Trucking Assoc. and Editor of "Mississippi Transports" magazine 1 year; School Teacher in New Hampshire and Vermont School Systems 1 year.

**Activities & Civic Interests:** President, U.S. Veterans Administration, Wives Club, 2 years, Washington, D.C.; President, Memphis, TN, Newcomers Club, 1 year; President, U. S. Embassy Women's Club, Manila, Philippines, 2 years.

**Hawthorne Activities:** Current Chairman, Hawthorne Newcomers Club.
use of the Kitchen" as developed by the Kitchen Club and adopted by the PAC in January 1994. Jean Hardy seconded the motion. A vote was taken and unanimously carried.

Joe Janke made a motion to amend the 1994 Budget to include a capital expenditure of $390,000 for the construction of a new cable TV system in accord with the recommendation from the Future Projects Planning Committee and that the funds for this construction project be taken from the unrestricted cash in our investment account with Citizens National Bank. Lynne Van Vliet seconded the motion. A discussion followed regarding the policy being written by the Ad Hoc Committee on Reserves and if the motion should include the provisions of the draft policy. Joe Janke made a motion to amend the original motion by adding: "It is the intent of this motion that the money used from the investment account be replenished to the investment account within a reasonable period of time." The motion to amend was seconded by Jean Hardy. A vote on the motion to amend the original motion was taken and unanimously approved. Question was called on the original motion as amended; a vote taken and unanimously carried.

Bob Dieden made a motion to authorize the President of the HRCA Board of Directors, to execute a contract with New Era Television and Communication, Inc. for construction of a new cable TV system in accord with the recommendation from the Future Projects Planning Committee. Bob Artman seconded the motion. A vote was taken and unanimously carried.

There was no further business; the meeting was adjourned at 2:25 p.m.

HIGHLIGHTS OF THE SPECIAL HRCA BOARD MEETING
MONDAY, JANUARY 31, 1994

The meeting was called to order at 10:00 a.m. by Pres. Simeral. All Board Members, with the exception of Bob Artman, were present. General Manager Dan Gorden was also present. There were four residents in attendance.

Pres. Simeral stated that the purpose of the meeting was to report the findings of the Search Committee and accept any other nominations for Board of Directors.

The following have been self-nominated:
For 3 year term --
  Ralph Domoracki
  William E. Caley
  Doris H. Noland
For 1 year term --
  Cherry W. Pearson

Since there were no other nominations, there will be no balloting at the Annual Meeting.

Meeting was adjourned at 10:10.

TALK WITH BOARD REPRESENTATIVE AND MANAGEMENT WILL BE HELD AT 9:30 A.M.
MONDAY, FEBRUARY 7, 1994 IN MARINA OFFICE

H.R.C.A. REGULAR BOARD MEETING WILL BE HELD AT 1:30 P.M.
THURSDAY, FEBRUARY 17, 1994 IN THE CLUBHOUSE AUDITORIUM
### H.R.C.A. FINANCIAL REPORT

**DECEMBER 1993**

**HRCA (including Sales Office)**

<table>
<thead>
<tr>
<th></th>
<th>One Month Dec. 1993</th>
<th>Year-to-Date Twelve Months</th>
</tr>
</thead>
<tbody>
<tr>
<td>Net Operating Revenue</td>
<td>$241,641.77</td>
<td>$3,002,215.22</td>
</tr>
<tr>
<td>Net Cash Oper. Expenses incl. Inc. Taxes</td>
<td>256,383.57</td>
<td>2,831,725.82</td>
</tr>
<tr>
<td>Cash Operating Surplus (Loss)</td>
<td>(14,741.80)</td>
<td>170,489.40</td>
</tr>
<tr>
<td>Depreciation &amp; Amort. (Non-cash items)</td>
<td>$39,600.71</td>
<td>$478,366.85</td>
</tr>
<tr>
<td>Sales Office (included in above)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Net Operating Revenue</td>
<td>$12,215.12</td>
<td>$225,321.29</td>
</tr>
<tr>
<td>Net Operating Expenses</td>
<td>12,235.26</td>
<td>182,735.48</td>
</tr>
<tr>
<td>Cash Operating Surplus (Loss)</td>
<td>(20.14)</td>
<td>42,585.81</td>
</tr>
<tr>
<td>Sale of Membership Certificates</td>
<td>$0</td>
<td>$18,000.00</td>
</tr>
<tr>
<td>Investment Advisory Account</td>
<td>1,048,548.83</td>
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<tr>
<td>Restricted Reserve Subacct.</td>
<td>475,160.99</td>
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<tr>
<td>Money Market-United Southern</td>
<td>103,803.80</td>
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<tr>
<td>Cash on Hand</td>
<td>3,842.41</td>
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</tr>
<tr>
<td>TOTAL Cash and Investments</td>
<td>$1,631,356.03</td>
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<tr>
<td>Assets from Balance Sheet</td>
<td>$8,467,315.96</td>
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</tr>
</tbody>
</table>

**SALES REPORT**

**Homes Closed**

Month of December

**Homes Sold**

Month of December

**Sales Contracts outstanding to be closed**

December 31, 1993 12 - $510,450.
December 31, 1992 4 - $165,500.

**Homes For Sale - Total**

<table>
<thead>
<tr>
<th></th>
<th>1993</th>
<th>1992</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Models</td>
<td>50 - $2,127,899.</td>
<td>49 - $2,039,400.</td>
</tr>
<tr>
<td>Renovated Homes</td>
<td>1 - $67,900.</td>
<td>0 - $0.</td>
</tr>
<tr>
<td>Resale Listings</td>
<td>48 - $2,011,999.</td>
<td>48 - $2,007,400.</td>
</tr>
</tbody>
</table>

**Average Sales Price**

$39,229.  $40,137.