

*Approved*

**HICKORY LAKE ESTATES OWNER ASSOCIATION, INC  
BOARD OF DIRECTOR'S MEETING  
Bloomingdale Regional Public Library  
1906 Bloomingdale Avenue, Valrico, FL 33596**

The Organizational Meeting of the Board of Directors of Hickory Lake Estates Owners Association, Inc. was held on October 30, 2017 at 6:40 pm. The meeting was located at the Bloomingdale Regional Public Library, 1906 Bloomingdale Avenue, Valrico, FL 33596.

**FIRST ORDER OF BUSINESS  
CALL TO ORDER/ROLL CALL/QUORUM**

Present were Board of Directors, Chris Rutledge, Diane Ward and Don Juceam.

A quorum was established.

**SECOND ORDER OF BUSINESS  
CHANGE OF MANAGEMENT**

There was a discussion about the reasons why the board wanted to change to a new management company. The main reason for the change was that there was large turnover in managers for our community which contributed to many items of business not completed. In addition, there was a lack of communication with residents in the community and the Board due to the constant change in managers.

*A motion was made by Don Juceam and seconded by Chris Rutledge to change from Terra Management to McNeil Management.*

**THIRD ORDER OF BUSINESS  
CHANGE OF HOA ASSESSMENTS**

The community is over 17 years old. Consequently, various age-related repairs need to be addressed. This includes cleanup of the retention ponds of debris, trimming the pond littoral shelf, repair of lights at the south entrance, tree trimming and fence repair in common areas, and cleanup of the lake and surrounding areas to receive required certification from SWFMD. In addition, lawyer fees to retrieve payment for damage to wall and other legal services must be paid. The community has not changed HOA assessments since its inception. However, cost of services for landscaping, electricity, water, insurance, lake and pond maintenance, and management fees has risen.

*A motion was made by Diane Ward and seconded by Don Juceam to raise HOA Assessments by a total of \$20.00 per year.*

**FOURTH ORDER OF BUSINESS**  
**MEETING DATES**

Meeting dates for 2018 were selected for HOA Board for January 24th, April 18th, July 18th, and October 24th. Board members will check their calendars for any conflicts before these dates are finalized.

**FIFTH ORDER OF BUSINESS**  
**ADJOURNMENT**

At 7:21 pm, with no further business to discuss, Chris Rutledge called for the meeting to adjourn, seconded by Don Juceam.

Approved

By:



Title:

Pres.

Date:

11/15/17

Hickory Lake Estates Owners Association, Inc.