

# HICKORY LAKE

ESTATE OWNER'S ASSOCIATION, INC.

## Board of Directors Meeting January 24, 2018 Meeting Minutes

### 1. Call to Order-Certifying of Quorum

Chris Rutledge called the meeting to order at 6:36 p.m. Board members Diane Ward and Don Juceam were present; quorum established. Timely notice was confirmed as the meeting was posted 30 days in advance on the community board. Pamela and Doug Pinner represented McNeil Management.

### 2. Approval of Meeting Minutes: Previous board meeting minutes were reviewed.

**On Motion:** Duly made by Don Juceam, second by Chris Rutledge and carried unanimously.

**Resolve:** To approve the meeting minutes as presented.

### 3. Reports

Monthly financial reports were reviewed. End of year budget variance report indicates expenses are over budget. The board reported this was due to landscape issues including debris removal at the Bellwood lot and clean-up/removal of debris after hurricane.

Delinquent accounts currently total \$20,575.28 and 11 homeowner accounts are with the attorney for collection. Awaiting funds from the attorney on 2 owner accounts. One owner has signed a stipulation agreement with the attorney for a payment plan and the account will be paid by June 2018.

Notices and architectural reports reviewed. No violation report at this time.

### 4. Business Items

**County & Fence Issue at Bellwood Lot:** Manager sent email to Mario Williams at the county as requested including the fence description and diagram. Mario indicated he will respond after meeting with county storm water group and provide update.

**SWFWMD Remediation-CES Engineering:** Manager spoke with CES Engineering who indicated work began last week and they hope to complete project by end of month. Upon completion, the ponds will be compliant pertaining to the permit approval. There is additional work that can be performed for an additional cost of over \$20,000. CES Engineering did not believe the board would be interested in spending that level of funds at this time and the board concurred.

**Architectural Process:** The manager discussed requests and indicated that all paint colors are available to all homeowners. The committee will turn around requests in a timely manner and will develop roof shingle standards for the board to consider. Owners must be notified if standards are being discussed at a board meeting. The board will let manager know if standards will be discussed at the April meeting allowing time for the proper owner notice. After committee reviews all architectural paint books to ensure correctness, manager will return copy to Sherwin Williams.

**Website:** Manager previously sent a couple of options for the board to review. Discussion regarding website vendors and which look is preferred. There are two domain names available at no cost for the board to select. Board requested manager ask if webmaster gets involved with Facebook. The board is also speaking with Expressly Written to create a newsletter to distribute to community.

**On Motion:** Duly made by Diane Ward, second by Don Juceam and carried unanimously.

**Resolve:** To contract with DeHart Web Design for the community website, hickorylakeseo.com.

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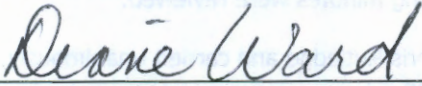
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## 5. Adjournment

**On Motion:** Duly made by Don Juceam, second by Diane Ward and carried unanimously.

**Resolve:** To adjourn the meeting at 7:30 p.m.

Owner Comments: Owners who notice a violation are requested to complete and submit an enforcement request form. Discussion regarding owners who park at stop signs and whose vehicles leak oil in the roadway. All owners should remove valuables from vehicles as a locked car was broken into with a remote device.



Prepared by Manager on behalf of Secretary