

HICKORY LAKE ESTATES

OWNER'S ASSOCIATION, INC.

Board of Directors Meeting April 25, 2018 Meeting Minutes

1. Call to Order-Certifying of Quorum

Don Juceam called the meeting to order at 6:38 p.m. Board member Diane Ward was present, therefore quorum was established. Timely notice was confirmed as the meeting was posted 30 days in advance on the community board. Jeana Wynja represented McNeil Management.

- 2. Approval of Meeting Minutes:** The Board reviewed the prior meeting minutes as prepared by the Manager.

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

Resolve: To approve the meeting minutes as presented.

3. Reports

Monthly financial reports were reviewed.

13 homeowner accounts are with the attorney for collection. Unit ID 1136 has been adhering to the payment plan per the stipulation agreement.

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

4. Business Items

County & Fence Issue at Bellwood Lot: Don Juceam provided update. The project has been reassigned from Mario Williams with Hillsborough County Public Works to Jose Marquez with Hillsborough County Public Works - Stormwater Division to further investigate the drainage of the empty lot, which is owned by the County. A service request ticket was opened by the Manager. Don Juceam emailed Mr. Marquez photos and video of flooding of the empty lot, flooding which occurred during normal to heavy rains. Manager encouraged owners at 2508 & 2512 Bellwood Drive to contact the County to prompt attention to the matter as well.

The Board engaged 2 more fence vendors for quotes to install a new fence on the empty Bellwood lot (Danielle Fence and Witt Fence). Quotes were reviewed by the Board.

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

Resolve: To approve the quote from Witt Fence and engage to install after the lot is cleaned up by the County and after due diligence has been performed to see if the County will pay for a portion of the fence.

Architectural Process: The Board met with the attorney Anne Malley on April 6, 2018. Diane Ward indicated that attorney reviewed Architectural Process, Rules & Standards. Attorney recommended removal of Florida Friendly Landscaping Guidelines and to refer owners to State guidelines for the information. Attorney also recommended to extract Motor Vehicles & Parking information and move to a separate document since the information is not "architectural" in nature. Attorney recommended to provide owners with a color range of shingle roof colors rather than brand-specific colors. Architectural Committee requested to add that a line for garage door color number and name to the Alteration Application form. Optional trim and front door colors added to the Approved Color Palette. Clarification provided regarding gutter, downspout, and fascia color options.

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

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Resolve: To approve the revised Architectural Process, Rules & Standards & Color Palette with changes discussed during meeting regarding gutter, downspout and fascia color changes; Alteration Application with the addition of line for garage door color number and name; and to approve the extraction of the Motor Vehicles & Parking to a separate document.

Manager acknowledged that Newsletter & Notice of Meeting to review Supplemental Guidelines was mailed to the owners on February 28, 2018.

SWFWMD Remediation-CES Engineering: The SWFWMD permit has been renewed. Next renewal is due by January 29, 2023.

EPC – Agent Authorization: The Environmental Protection Commission's Owner's Authorization for EPC Regulatory Matters was signed by President Chris Rutledge on March 7, 2018 so to allow The Lake Doctors, Inc. to act as Agent on behalf of the Association.

Hickory Hammock Lakes – Signs: For liability reasons, attorney Anne Malley encouraged the posting of No Trespassing signs in locations around the lake. Board and Architectural Committee instructed Manager to engage a vendor for quotes for custom-made signs. After signs are made, Board to engage The Lake Doctors for strategic locations to place signs.

Website: Creation of a website was approved at the last meeting, however contract was not signed at that time. Manager presented contract to Secretary Diane Ward to sign.

Yard Sale Signs: Diane Ward indicated that yard sale signs were stolen. The Board has a supply of yard sale signs, and once they are used up then the signs will not be reordered. Board determined to only use the yard sale banner going forward.

Code Enforcement: Manager indicated that owners should contact Hillsborough County Code Enforcement if a green pool is observed in the neighborhood.

5. Adjournment

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

Resolve: To adjourn the meeting at 7:42 p.m.

Owner Comments: Owner concerns regarding trespassers around pond near 109 Kiana Drive; investors/leases and cleaning up of homes; fence installation permission-criteria; and paint color palette selection.



Prepared by Manager on behalf of Secretary