

# HICKORY LAKE ESTATES

OWNER'S ASSOCIATION, INC.

## Board of Directors Meeting January 23, 2019 Meeting Minutes

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

Chris Rutledge called the meeting to order at 6:30 p.m. Board members Diane Ward and Don Juceam were also present, therefore quorum was established. It was confirmed that the meeting notice was posted at least 48 hours in advance. 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, second by Chris and carried unanimously.

**Resolve:** To approve the meeting minutes from October 24, 2018 as presented.

### 3. Reports: Manager reviewed monthly financials and delinquent accounts. Notices and architectural reports were reviewed. The Board reviewed the violations report. The Board would like the manager to contact the bank for Unit ID 960 regarding maintenance of property in foreclosure. The Board indicated that a final notice was not sent to Unit ID 1015; manager to look into and have final notice sent. Board indicated that all outstanding violations have been cured for Unit ID 1120.

### 4. Business Items

**Officer Positions:** The Board decided to remain in their current positions.

**Workers Compensation Insurance:** The manager presented Board with proposal from Association's insurance broker for addition of workers compensation. Manager explained the risks that such insurance would cover.

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

**Resolve:** To approve the Workers Compensation Insurance proposal for \$751 as presented.

**Manager Comments:** Manager presented the affidavit of mailings for the Parking & Architectural Standards which was mailed on November 8, 2018, Assessment Notices mailed on November 29, 2018 and the Trees/Shrubs/Vines Trimming (only to owners whose properties border John Moore Road) on January 16, 2019. Manager indicated that pressure washing of walls bordering John Moore Road will be completed at the end of February.

### 5. Adjournment

**Owner Comments:** Owner concern regarding emergency accessibility at Hickory Lake Estates-South should an emergency occur blocking off the road due to new community across the street. Board indicated that if an emergency occurred, the County would be required to provide access. Don Juceam to look into further. Owner concern regarding Unit ID 960 and health/safety concerns (property un-kept); Board addressed matter above. Manager provided owners with Hillsborough County Code Enforcement's phone number. Owner concern regarding commercial vehicle parked at a premises on Loriana; owner was encouraged to complete an Enforcement Request Form and send to McNeil Management with photos of the commercial vehicle.

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

**Resolve:** To adjourn the meeting at 6:54 p.m.



Prepared by Manager on behalf of Secretary