

# HICKORY LAKE ESTATES

OWNER'S ASSOCIATION, INC.

**Board of Directors Meeting  
1463 Oakfield Drive, Suite 142, Brandon, FL 33511  
March 7, 2019  
Meeting Minutes**

## 1. Call to Order-Certifying of Quorum

Chris Rutledge called the meeting to order at 10:30 a.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. Doug Pinner and Jeana Wynja represented McNeil Management.

## 2. Business Items

**Considerations to restore or remove perimeter wall on John Moore Road:** The Board received a proposal from 360 Building Solutions and Pullaro Painting to restore the wall, and is waiting for a third proposal from another vendor. The Board would like to restore the wall and not completely tear it down to put up a fence. They would like the restoration effort to take place within the next 3 months. They will be visiting a site to see the workmanship by 360 Building Solutions.

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

**Resolve:** To approve expenditure to restore the wall up to \$55,000, and pending the review of workmanship by 360 Building Solutions.

The Board further discussed that the Association has a 7 ½ foot wall maintenance easement behind the homes so that the HOA can maintain the wall.

The Board further discussed rocks on the outside perimeter of the wall, to possibly change to small pea size gravel. Manager indicated that to change out will be very costly and the Board should plan to maintain the wall on a more regular basis to eliminate the dents in the wall (maintain at least every 7 years).

The Board determined that a letter will be mailed to all owners regarding the restoration project, and an additional Wall Preservation Response Form to owners whose homes back to the wall for them to complete and return to our office (indicating that they understand their part in the project).

The Board inquired about Special Assessment; manager indicated that a Special Assessment should only be engaged for emergency repairs only.

## 3. Adjournment

**Owner Comments:** Owner indicated that there is no curbing on the west side of the road in front of the community, but curbing exists on the east side. Manager advised Board and owner to reach out to Hillsborough County.

**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