

HICKORY LAKE ESTATES

OWNER'S ASSOCIATION, INC.

**Board of Directors Meeting
Bloomingdale Regional Library
1906 Bloomingdale Ave, Valrico, FL
April 24, 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 January 23, 2019 and March 7, 2019 as presented.

3. Reports: Manager reviewed the monthly financials and delinquent accounts. Notices and architectural reports were reviewed. The Board reviewed the violations report. The Board indicated that a final notice should be mailed to Unit ID #'s 966, 1041 and 1063.

4. Business Items

Landscaping Contract: The Board reviewed 2 proposals for landscaping services. Two Board members visited a few sites that 360 ECO Solutions maintains in the Riverview area.

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

Resolve: To approve the proposal from 360 ECO Solutions for landscaping maintenance, to begin service on June 1, 2019.

The Board instructed the manager to send a termination letter to Yellowstone Landscaping, with last day of service to occur on May 31, 2019.

Wall Repair: The Board discussed that there are numerous repairs which need to be taken care of to the community wall bordering John Moore Road, and that the wall has not had a major maintenance/renovation since it was built. The Board engaged the HOA's attorney for her legal advice and she confirmed that the Association has a 7 ½ foot wall maintenance easement to make repairs and maintain the walls appearance (easement is 7 ½ feet on the inside of the wall on owners properties).

The Board received three (3) proposals for the wall renovation project. The Board decided to engage 360 Building Solutions since they are a licensed and insured general contractor and have performed numerous wall renovation projects of this nature.

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

Resolve: To approve the proposal from 360 Building Solutions for \$27,482 for the wall renovation project.

The Board would like the project to begin mid-May, 2019. A tree that is causing severe damage to the wall will be removed during the project. Door hangers will be ordered and placed on owner's door knobs for those who will be directly affected by the project, giving them a 2-day notice that the contractor/crew will be entering their back yards for the project.

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The Board indicated that when damage occurs to the wall, the Association should file an insurance claim, and not the homeowners. The Board opened the floor to owners and determined that a Special Meeting should be conducted, inviting all owners and the contractor, who can better address owner's questions about the project.

Force Mow – Unit ID # 960: The Board determined not to force mow, and that neighbors should contact Hillsborough County Code Enforcement to make observations to other areas of the property that are not up to code.

Preservation of Covenants & Restrictions: Manager presented a Florida Statute change to the Board regarding consideration of Preservation of the Covenants and Restrictions (720.3032). The Board is required to annually consider the filing of a notice to preserve the covenants / restrictions affecting the community from extinguishment under Marketable Record Title Act (MTRA). Manager indicated that the Association is 21 years old so preservation is not a pressing concern at this time. The Board will need to be concerned about preservation when the community comes closer to the 30 year mark.

Manager Comments: Affidavit of Mailing was presented to the Board for the following: Second notice to owners who have not complied regarding trees/shrubs/vines trimming mailed on February 2, 2019; Repair/Maintenance to the community wall on John Moore Road mailed on March 15, 2019; and the Spring Newsletter mailed on March 29, 2019.

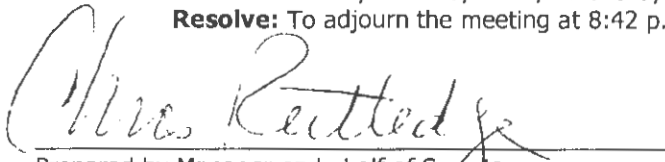
The Board engaged a landscaper to clean-up the dead end area on Bellwood that has been neglected, as well as repair the fence in the same area that was leaning. Handyman indicated that fence posts were rotted and had to replace the posts in order to stand the fence upright.

Owner Comments: An owner took the floor to discuss a concern regarding Association's recent repair of a perimeter fence and damage which may have occurred to owner's irrigation system. Manager previously discussed with the owner, when they visited the office of McNeil Management on April 19, 2019, that the fence panels will be removed so that the owner's preferred irrigation specialist can ensure that all irrigation is working properly, and that if the irrigation was damaged due to the fence repair, that the Association would issue payment to the owner's irrigation specialist. Manager to coordinate the fence panel removal and owner to coordinate thereafter with their irrigation specialist.

5. Adjournment

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

Resolve: To adjourn the meeting at 8:42 p.m.


Prepared by Manager on behalf of Secretary