

# HICKORY LAKE ESTATES

OWNER'S ASSOCIATION, INC.

**Special Meeting re: Wall Renovation Process  
Bloomingdale Regional Library  
1906 Bloomingdale Ave, Valrico, FL  
May 14, 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 in advance, and a notice was mailed to all owners on April 29, 2019. Jeana Wynja represented McNeil Management.

## 2. Business

**360 Building Solutions:** Jad Tremel and Trey Brennan represented 360 Building Solutions ("360"). 360 will begin the project next week. Pressure washing will occur on the outside of the wall facing John Moore Road, and then they will repair/paint. They will begin in the South section, north end and then work their way to the North section. After the outside of the wall is completed in both sections, they will begin to pressure wash the interior of the wall in owner's back yards. Door hangers will be placed to give owners notice of when they will pressure wash and then when they will repair/paint the interior of the wall. 360 indicated that preparation is 70% of the work and painting is 30%. Preparation is key to the paint lasting on the wall.

360 will use an epoxy-based stucco. Super paint by Sherwin Williams will be used, which has a rubbery texture to it to seal the wall. Loxon will be used to repel water. Sealing stucco is very important to prevent mold and separation, especially since the walls are primarily foam (not block).

The Board addressed the owners and stated that the walls are in very bad shape. When one drives by it is challenging to see, but a close up analysis of the wall shows major cracks, dents, gaps, etc., all of which will be addressed.

360 addressed spray vs rolling technique. Rolling paint creates voids. 360 will use the appropriate tip on the sprayer to fan appropriately, and will ensure a 50/50 lap, which provides for more coverage than rolling.

360 addressed warranty – paint has a 7 year warranty. 360 will guarantee their work based upon the Sherwin Williams 7 year warranty. If there is an issue with application, 360 will engage the Sherwin Williams representative to determine if the failure occurred due to paint or preparation. Preparation is key.

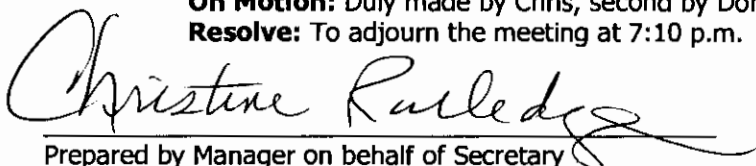
Owner concern about grading issue behind his home on Briana Drive; 360 indicated that they would stop by immediately after the meeting to look at the property.

A supervisor will be on site at all times. 360 stated that all of their crew members are trustworthy individuals, who Jad would trust with any of his family members.

## 3. Adjournment

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

**Resolve:** To adjourn the meeting at 7:10 p.m.

  
Prepared by Manager on behalf of Secretary