

HICKORY LAKE ESTATES

OWNER'S ASSOCIATION, INC.

**Budget & Board of Directors Meeting
Bloomingdale Regional Library
1906 Bloomingdale Ave, Valrico, FL
October 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 Chris, second by Don and carried unanimously.

Resolve: To approve the meeting minutes from April 24, 2019 and July 24, 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 990, 1080 and 1132. The Board inquired if funds have been received yet for Unit ID # 960; manager to inquire with collections attorney.

4. Business Items

2020 Budget: Manager indicated that the 2020 Budget Meeting notice was mailed to all owners on October 3, 2019. Don spoke to the proposed assessment increase from \$220 to \$265 semi-annually. The Association is working towards building up the reserves account again after the wall renovation project. The Association will install security/license plate cameras (2 cameras at each entrance). Diane spoke to the fact that the community is aging and irrigation and monument sign lights are wearing out. Owner inquired about the Activities/Newsletter category; manager to investigate reason why regarding the increase.

On Motion: Duly made by Don, second by Diane.

Resolve: To approve the 2020 Budget, with an assessment increase from \$220 to \$265 semi-annually.

Security/License Plate Cameras: Representative from Flock Safety spoke via telephone to the Board and owners present regarding the security/license plate cameras. Don stated that he has received positive feedback from many owners in the community about the proposed installation. The cost is \$2,000 per year per camera. Cost for the extended 14' pole is \$250 per pole, an extra \$1,000 for first year. Total for first year is \$9,000 and second year is \$8,000. If a camera breaks, initial replacement is free, and thereafter is \$300 per event. Typical response time to repair or replace a camera is within 72 hours guaranteed. A sign will be hung on each pole letting drivers know that the area is under surveillance. Owners will have the opportunity to register their license plates. Flock will not sell owners data to a third party or government agency. Board would decide upon users for access. Owner asked if this will affect homeowner's insurance, and vendor stated that there is no hard evidence how homeowner's insurance would be affected. Vendor will provide references to the Board. Owner inquired if the Board will be soliciting bids from other vendors, and the Board indicated that yes, they will be engaging 2 other vendors for a proposal.

On Motion: Duly made by Don, second by Diane.

Resolve: To approve to move forward with security/license plate cameras and vendor to be determined.

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Paint Color Palette Change: Manager indicated that notice was mailed to all owners on October 3, 2019 regarding considerations to revise the Paint Color Palette. The Board added the new wall and cap color to the Paint Color Palette.

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

Resolve: To approve the Paint Color Palette as presented.

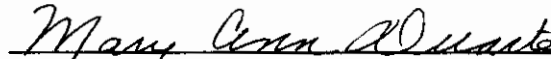
Owners Comments: Owner concern regarding sidewalks in disrepair; Board indicated that they had engaged the County many times for repair of sidewalks; manager will ask webmaster to add link to County's website for the County's work order system for sidewalk repair. Owner concern regarding streetlights out; manager to ask webmaster to place a link to TECO's website on the Association's website. Owner concern regarding overgrown landscaping on an owner's lot; Board indicated that Association performed a force-mow on the lot; manager encouraged owners to contact Hillsborough County Code Enforcement for action. Owner commented regarding widening of John Moore Road; owner encouraged to contact Hillsborough County regarding updates. Owners concerns regarding roof colors.

Managers Comments: Manager indicated that the newsletter was mailed to all owners and current residents on August 7, 2019. Manager also indicated that The Lake Doctors contract will increase from \$257 to \$270 per month.

5. Adjournment

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

Resolve: To adjourn the meeting at 7:48 p.m.


Prepared by/Manager on behalf of Secretary