

# HICKORY LAKE ESTATES

OWNER'S ASSOCIATION, INC.

**Board of Directors Meeting  
Bloomingdale Regional Library  
1906 Bloomingdale Ave, Valrico, FL  
January 22, 2020  
Meeting Minutes**

## 1. Call to Order-Certifying of Quorum

Don Juceam, Board President, called the meeting to order at 6:34 p.m. Board members Diane Ward and Mary Ann Duarte 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 Diane and carried unanimously.

**Resolve:** To approve the meeting minutes from October 24, 2019 and November 21, 2019 as presented.

## 3. Reports: Manager reviewed the monthly financials and delinquent accounts. Notices and violations reports were reviewed. The Board decided to send a final notice for Unit ID # 1094. Brad Ward indicated that all architectural requests are current.

## 4. Business Items

**Security Cameras:** Don presented. Island Breeze Electrical installed a 24/7 circuit for the 4 cameras (2 at each entrance). Flock will now install the poles/cameras. 360 ECO to remove a tree limb at the north entrance island. An owner within the community will contact Hillsborough County Sheriff's Department (HCSO) regarding their involvement when events occur where camera footage is needed. The Flock system will take photos of movement and is intended to take photos of license plates as vehicles enter and exit the community. Surveillance signs will be installed at each entrance. Film footage will be available for 30 days. Flock has informed that approximately 10,000-12,000 photos will be taken per week. Flock and the Board members will have access to the system; both will be able to send footage to HCSO. The main purpose for surveillance is to help capture plate numbers for potential trespassers in response to house break-ins, vehicle vandalism, etc. After Flock installs the cameras and testing is completed, the Association will send out letters to all owners (and tenants) to voluntarily register their license plate number on a "safe list", to know who lives in the community for filtering purposes should data sorting need to occur. Owner asked about social media platform to receive information about urgent crime events in the neighborhood; Board recommended owner to subscribe to the Nextdoor App, which gives owners flexibility to receive instant messages.

**Preservation of Covenants & Restrictions:** Manager presented the annual requirement regarding Florida Statute 720.3032, consideration of Preservation of the Covenants and Restrictions. 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 (MRTA). Manager to engage the Association's attorney regarding preservation of documents since the Association is now 22 years old.

**Owners Comments:** Owner indicated that she would like to get her roof replaced; Board indicated that owner should review the Architectural Rules & Regulations and then complete an Alteration Application. After she submits the application, she will need to wait for approval and then proceed with her vendor of choice.

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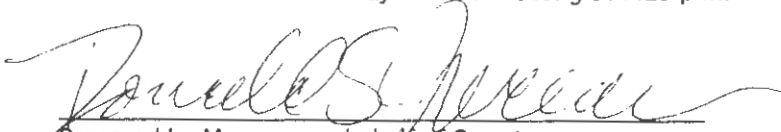
**Managers Comments:** Manager indicated that 2020 Assessment Notice & Budget was mailed to all owners on November 27, 2019. Manager also indicated that the subscribe email feature on the Association's website is up and running, and will be utilized for non-emergency emails i.e. an additional method for sending out the newsletter, Association projects, etc.

**Director Comments:** Diane indicated that lights in the islands need to be taller for light projection purposes; manager to investigate and put on the next Board meeting agenda as Old Business.

## 5. Adjournment

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

**Resolve:** To adjourn the meeting at 7:25 p.m.



Prepared by Manager on behalf of Secretary