

HICKORY LAKE ESTATES

OWNER'S ASSOCIATION, INC.

**Board of Directors Meeting
McNeil Management Services, Inc.
1463 Oakfield Drive, Suite 142, Brandon, FL
July 22, 2020
Meeting Minutes**

1. Call to Order-Certifying of Quorum

Don Juceam, Board President, called the meeting to order at 6:30 p.m. Board members Diane Ward and Mary Ann Duarte were also present (via Zoom) 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 January 22, 2020 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 # 960 and 1080.

4. Old Business Items

Security Cameras: Final installation of the cameras has been completed. Affidavit of Mailing was presented for the letter mailed to owners on April 8, 2020 regarding Flock Safety and how to register license plates.

5. New Business Items

Revision to Paint Color Palette: Affidavit of Mailing was presented for the postcard mailed to owners on July 1, 2020 for the Board to consider new standards to the paint color palette. Architectural Committee decided to add Marea Baja SW 9185 as an optional front door paint color.

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

Resolve: To approve the paint color palette as presented.

Owners commented that they would like additional paint schemes added to the list, in grey tones. Owners will provide scheme colors for Architectural Committee to consider and vote on at the next Board meeting in October. Owners to send proposed schemes to manager.

Erosion on shoreline behind 2513 Bellwood: The Board received 4 proposals. The Board would like Florida Landworx and Gary Pool to revise proposals to add fill/rocks to the dirt to cause a dense compaction. After work is completed, then the Board would like Solitude to place plantings. The Board would like landscapers to change mowing patterns and not mow to edge of pond/bank. The Board would like a letter sent to owners along the pond to encourage gutters and to let them know about the new mowing pattern.

Sod Standards: Owner asked if Board could address sod standards. Owner was interested in seeing xeriscaping or artificial turf allowed in the community. Architectural Committee responded that the Association aligns with the standards of the State's agricultural department and that the department does not endorse artificial turf (due to toxic elements) and xeriscaping.

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Aerator: Board received a proposal to install an aerator in pond for \$7,698.70, however decided to permanently table since cost to run electricity would be around \$20,000.

Discussion regarding suggested tree standards: The board will include suggested tree maintenance in the next newsletter, to include thinning tree limbs, shaping, and removing suckers from trunks. The Association's required tree standards include at least an 8 ft. canopy over sidewalks, 15 ft. canopy over roads, and remove palm fronds that are dead and removal of palm tree seed pods.

Process for recovering film footage from Flock Safety: The Board will develop a process for owners to engage regarding film footage needs, but for now should review the letter sent on April 8th. If an owner is a victim of a crime, they should first report it to Hillsborough County Sheriff's Department and then send an email to crime@flocksafety.com who will then engage the Board.

Landscaping maintenance: The Board would like 360 ECO to change mowing patters around ponds and not mow to edge of pond banks; Don to identify where that line should be. Don would like to ensure that Spanish moss is removed from Crepe Myrtles along John Moore Road that are owned by the Association, near Hickory North. Address weeds in plant beds. Propose either cost to install larger annuals OR take annuals out of the contract all together and Board will purchase annuals from store and then ask 360 ECO to install (labor cost only). Or board would like to consider installation of Ixoras instead of annuals. Board stated that 360 ECO is supposed to be installing 60 annuals per bed per the contract and only counted 27 per bed.

TECO – palm touching electrical lines on John Moore Road: Davey Tree Company said that they can trim, but Don asked who owns the palm located at Hickory North. Manager to confirm.

Discussion regarding Unit ID 1112: Don informed that property is going up for auction at Circuit Clerk's office and will most likely revert to a new owner.

Owners Comments: Owner asked why Spanish tile roofs are not permitted; Architectural Committee indicated that homes were constructed to only support shingles, not Spanish tile roofs, and also spoke of maintaining a uniform look throughout the community. Owner inquired about rock/mulch standards; Brad directed owner to the Architectural Rules & Regulations on the website. Owner had emailed with interest in serving on the Board; manager forwarded information to current Board and informed owner that elections are held during the Annual Meeting.

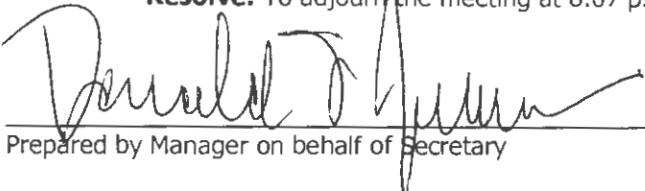
Managers Comments: Affidavit of Mailing was presented for the Spring/Summer 2020 Newsletter that was mailed to all owners on May 18, 2020.

Director Comments: none

6. Adjournment

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

Resolve: To adjourn the meeting at 8:07 p.m.


Prepared by Manager on behalf of Secretary