

HICKORY LAKE ESTATES

OWNER'S ASSOCIATION, INC.

**Board of Directors Meeting
Virtual Meeting Via Zoom
January 12, 2021
Meeting Minutes**

1. Call to Order-Certifying of Quorum

Don Juceam, Board President, called the meeting to order at 6:40 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 dated November 12, 2020.

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

Resolve: To approve the meeting minutes as presented.

3. Reports: Manager reviewed the monthly financials and delinquent accounts. The Board decided to send a Final Notice for Unit ID 986. Manager indicated that the following was mailed to all owners: 2021 assessment notice/approved budget was mailed on November 30, 2020 and the new paint palette was mailed on December 2, 2020. Brad Ward reviewed the ACC actions taken and will follow up regarding 2 requests that were still pending on the report.

4. Old Business Items

Bush hogging overgrowth – retention pond (south): The Board has engaged Southern Environmental to present a proposal to trim back overgrowth that has developed.

Lake Access: An owner had asked if there is an access easement to the lake for owners who do not live on the lake. The Board asked the Association's attorney to review the official plat map for the Association. It does not appear that the developer created an access easement to the lake. The wetland area between North and South is controlled by a SWFWMD permit, and any changes to that area would require a modification to the permit and the Association would be limited to material-type that could be used for a pedestrian pathway. The improvement would also be very expensive per conversation with the Association's attorney. The Board agreed that it is unfortunate that the builder/developer did not create an access easement at the time of development. The Board does not intend to pursue since it would be a costly venture.

Annual Meeting: The Board will assess COVID-19 activity in the next 30 days to see if an in-person annual meeting is doable, but as of right now, COVID-19 cases are high in Florida and the Association's attorney still recommends to not conduct in-person meetings. The Board would like to see the annual meeting held in person when the time comes, as has always occurred in years past.

5. New Business Items

Financial reporting: Florida Statutes 720.303(7) indicates that owners must be notified in writing within 120 days after the end of the fiscal year, that a copy of the annual financial report is available upon request. A postcard will be mailed to each owner in the beginning of April, informing them about the process to which they can obtain the annual financial report. This reporting requirement will become an additional annual expense to the Association. The manager indicated that the current cost to send a postcard is \$0.70 per lot.

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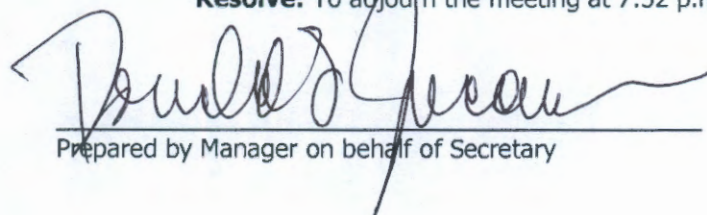
Owners Comments: Owner inquired about the littoral shelf around the (south) retention pond and if it is indefinite to not cut back growth in that area; Don indicated that yes it is indefinite, as The Lake Doctors and 360 ECO Solutions both indicated that growth will help to reduce erosion. Don also stated that the Board had talked about placing plants around the retention pond to add structure to the soil. Owner asked about berm erosion; Don indicated that a vendor fixed erosion that was forming recently, and that no other erosion areas were observed at this time. Owner asked if the Association files a tax return annually; manager indicated yes and is paid for out of Accounting Service on the budget. Owner asked if the Board could collect proposals for a reserve study, that would address remaining life of the community wall and pond issues/erosion, and other assets that the Association maintains, so that the Association has a target for reserve savings; the Board indicated that they will engage a few vendors for reserve study proposals and will present at the next board meeting. Owner asked if the agenda could be emailed out; manager indicated that webmaster would be contacted to ensure that agenda is sent out prior to board meetings. Owner asked why the 2021 budget line item for Security Cameras was for \$9,000 and not \$8,000; manager indicated that budget was created based upon 2020 spending, and that there is a possibility for electricity issues with underground lines that could come up. Owner asked if members of the Association could be engaged to vote on major asset improvements before Board initiates going forward; the Board welcomed the suggestion. Owners asked about artificial turf; ACC stated they would consider option. Owner asked if Florida Friendly landscaping was encouraged, and ACC indicated yes. Owner asked that digital board consideration be removed from the Board's agenda. Mary Ann stated that digital sign costs are very pricy. Don asked owners at the meeting to send the Board information if owners are able to find digital sign that is more reasonable.

Board Comments: Diane mentioned several items: Don purchased poinsettias (instead of purchasing thru landscaper) and were planted for the holidays. The Board sends out a community newsletter at least twice a year to keep owners updated on events pertaining to the community. House of season occurs and the Board hopes that all owners like the community engagement. The Board values owner's opinions and would like to hear more from the owners.

6. Adjournment

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

Resolve: To adjourn the meeting at 7:52 p.m.



Prepared by Manager on behalf of Secretary