

# HICKORY LAKE ESTATES

OWNER'S ASSOCIATION, INC.

**Board of Directors Meeting  
Virtual Meeting Via Zoom  
April 13, 2021  
Meeting Minutes**

## 1. Call to Order-Certifying of Quorum

Don Juceam, Board President, called the meeting to order at 6:36 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 January 12, 2021.

**On Motion:** Duly made by Don, second by Mary Ann 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 #'s 967 and 1110. Brad Ward reviewed the ACC actions taken.

## 4. Old Business Items

**Annual meeting:** Library has not opened the meeting rooms yet. Manager to inquire with local churches for availability.

## 5. New Business Items

**Reserve Study:** The Board received and reviewed 3 proposals from reserve study vendors. Don discussed compiling figures for the Association's assets for a reserve savings plan instead of purchasing a reserve study. He stated that the HOA does not have a lot of assets to warrant a reserve study. Don also expounded on researching costs to install shoreline plantings around ponds to help slow down the erosion process. He also said that the wall has just been renovated and should not need work for another 5 years. The wall is Styrofoam and was installed approximately 20+ years ago, and it is very challenging to find vendors who install Styrofoam walls now; most are installing either vinyl/composite fence or permacast concrete. The monument walls and irrigation at front entryways are also a maintained asset of the HOA.

Other board members agreed to postpone purchasing a reserve study at this time and to review a proposed reserve savings plan as presented by Don. The Board will work together to come up with figures for reserves in anticipation for the Budget meeting at the end of the year.

Owner asked if the wall was insured. Manager researched subsequent to the meeting and the wall is insured for up to \$76,320 for a catastrophic event (deductible is \$2,500).

**Move excess funds from operating to reserves:** The Board decided to hold action with moving excess funds until closer to the end of the year.

**Top face for message boards:** Amazing Signs proposed replacement of top face panel of sign with aluminum panel (Hickory Lake Estates) for \$135 each (x2 signs). Board will decide on color. Mary Ann has volunteered to communicate with Dathan from Amazing Signs.

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

**Resolve:** To approve the proposal from Amazing Signs as presented.

**EPC Permit – Hickory Hammock Lake:** The Lake Doctors coordinated the renewal of the EPC permit; cost was \$680 for a 3-year permit. EPC required the Association to send Notice of Rights regarding treatment of nuisance and exotic wetland vegetation to owners who live on the lake. Notice was mailed on March 30, 2021 and the affidavit of mailing was sent to EPC and The Lake Doctors.

**Landscaping:** Marigolds will be installed soon by the landscapers.

**Board Comments:** Don stated that an alligator was removed from the community. Owners are encouraged to visit the Association's website for the link to the FWC Alligator Hotline.

**Owners Comments:** Owner inquired about a block party. The board will discuss and possibly consider for Fall-2021, depending upon response of volunteers to help.

## 6. Adjournment

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

**Resolve:** To adjourn the meeting at 7:50 p.m.

  
Prepared by Manager on behalf of Secretary