

# HICKORY LAKE ESTATES

OWNER'S ASSOCIATION, INC.

**Board of Directors Meeting  
Brandon Recreation Center  
502 E. Sadie Street, Brandon, Florida 33510  
July 13, 2021  
Meeting Minutes**

## 1. Call to Order-Certifying of Quorum

Don Juceam, Board President, called the meeting to order at 6:48 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 April 13, 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. Notice regarding trespassers & wildlife at Hickory Hammock Lake was mailed to owners around the lake on April 30, 2021. The Board decided to send a Final Notice for Unit ID # 1082. Diane Ward indicated that volunteers are needed if the Association wishes to continue with welcome basket distribution to new owners. Brad Ward stated that all of the alteration applications are current, and that the ACC is looking to make some adjustments to the Architectural Guidelines at the next meeting.

## 4. Old Business Items

**Move excess funds from operating to reserves:** The board decided to move \$5,000 from operating to reserves due to overage in last year's operating budget.

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

**Resolve:** To approve moving \$5,000 from operating to reserves.

**Reserves savings plan:** Don presented at the last meeting and stated that the Association is currently saving \$1,100 per month in the reserves account.

## 5. New Business Items

**Landscape Maintenance proposals:** Three vendors were engaged to submit a proposal for commercial landscaping service. The Board decided to engage Cesky's Outdoors for landscaping maintenance service at \$1,850 per month. Manager will send a termination notice to 360 ECO Solutions.

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

**Resolve:** To approve the proposal from Cesky's Outdoors for landscaping maintenance and to terminate service with 360 ECO Solutions.

**Hillsborough County Sheriff's Department:** Deputy Rick presented. He stated that crime is relatively low due to the (Flock) security cameras at the entrance. Encouraged owners to keep vehicle doors locked at all times. Deputy stated that there are often calls regarding fishing in the lake, at which point a deputy visits and trespasses the perpetrator. If owners see something, they should say something. If in doubt about the urgency of a call, the deputy encouraged owners to call 911.

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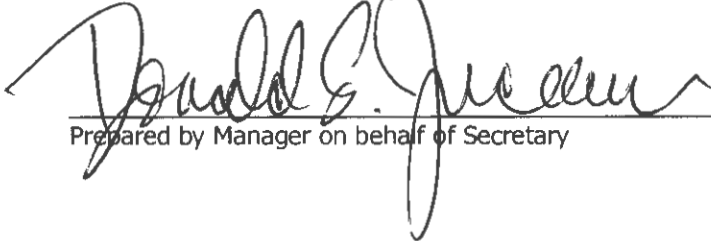
**No Trespassing Signs:** Three No Trespassing signs will be placed around the south pond and will also indicate to not feed wildlife. Alligators have been observed, and owners are encouraged to contact Florida Fish & Wildlife regarding alligator removal when observed (they will remove an alligator over 5' long).

**Owners Comments:** Owner asked questions regarding Flock camera system expenses, and the Board addressed (discussed at previous board meetings). Owner stated that roads in the neighborhood are in rough shape. Diane stated that she has already contacted the County and manager encouraged owners to also submit a work order through Hillsborough County. Manager will ask the webmaster to add a link to the Hillsborough County Work Order System. The more owners that the County hears from, the more they will pay attention. Owner spoke of use of less fertilization and zero scape to help preserve our State's natural resources. Owner suggested placing a Welcome New Residents icon on website with helpful information; Board to provide information to manager.

## 6. Adjournment

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

**Resolve:** To adjourn the meeting at 7:53 p.m.



Donald S. Pearson

Prepared by Manager on behalf of Secretary