

HICKORY LAKE ESTATES

OWNER'S ASSOCIATION, INC.

**Budget & Board of Directors Meeting
Bloomingdale Regional Library
1906 Bloomingdale Avenue, Valrico, FL 33596
October 26, 2021
Meeting Minutes**

1. Call to Order-Certifying of Quorum

Don Juceam, Board President, called the meeting to order at 6:38 p.m. Board members Mary Ann Duarte and Earl Hughes 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 July 13, 2021 and August 9, 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 to Unit ID #'s 1041 and 1071.

Architectural Committee Update: Brad presented. All alteration applications are current. The Architectural Committee would like to add a new committee member: Randy Levine.

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

Resolve: To approve the addition of Randy Levine to the Architectural Committee.

4. Old Business Items

Resignation of Board Member Diane Ward: Don presented. Diane sent her resignation notice to the board on October 25, 2021. Don extended a thank you to Diane, who was not present, for her many years of serving on the board. Brad Ward will take over responsibility to prepare the newsletter going forward. Nestor Bonilla will assist Mary Ann going forward with the Yard of the Season, which occurs 2 times per year.

Officer Positions: The board discussed and decided upon the following positions: Don Juceam, President; Mary Ann Duarte, Vice President; and Earl Hughes, Secretary/Treasurer.

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

Resolve: To accept the officer positions as presented.

Move excess funds from operating to reserves: The board decided to move excess funds from 2021 operating account to reserves, if applicable.

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

Resolve: To approve moving excess funds from 2021 operating account to reserves, if applicable.

Shoreline plants around retention pond: Don presented. The board will be moving forward with this project in 2022. Don also acknowledged that new landscaper is allowing the buffer around the retention pond to grow back in, to help reduce erosion to the shoreline.

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Sidewalks along John Moore Road: Sidewalks in this location have been pressure washed.

Flock Safety: Don was informed that Flock Safety cost (cameras) will not increase in 2022.

5. New Business Items

2022 Budget/Assessment: A postcard notice regarding the budget meeting was mailed to all owners on October 5, 2021. Don presented the budget information. Proposing to increase the assessment by \$100 per year. The annual assessment will be \$630 (semi-annual amount of \$315). Don indicated that no increase occurred in 2021 due to Covid. This year, many improvements are proposed, including shoreline plants, cut back foliage in between north and south, mitigation of dead clumps located north near small pond, replacement of the irrigation system at each entrance (which is deteriorating), landscaping enhancements at both entrances, utilities increases, tree removal, and minor wall repairs.

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

Resolve: To approve the 2022 Budget as presented with a \$100 increase per year.

Revisions to Supplemental Guidelines: Brad Ward and Earl Hughes presented. The Board and Architectural Committee worked together to make only slight changes to the mailbox standards and to perform some cleanup to the other parts of the Architectural Process, Rules & Standards supplemental guidelines.

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

Resolve: To approve the Architectural Process, Rules & Standards supplemental guidelines as presented.

Mailbox Parts: Earl presented. Handyman will make the wood pieces necessary for when owners need to replace sections of their mailbox (less expensive vendor-source for owners). Information will be disbursed in the newsletter.

Lift tree canopy behind 2519 Bellwood: Don presented. Canopy will be lifted on the large oak tree so that landscapers can access underneath.

Owners Comments: Owner questions regarding streetlights and neighborhood crime/watch.

6. Adjournment

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

Resolve: To adjourn the meeting at 7:28 p.m.

APPROVED BY BOARD ON 1/11/2022

Prepared by Manager on behalf of Secretary