

HICKORY LAKE ESTATES

OWNER'S ASSOCIATION, INC.

Board of Directors Meeting January 11, 2022 Via Zoom

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 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 October 26, 2021.

On Motion: Duly made by Don, second by Earl 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 #1022. Manager stated that the updated architectural standards were mailed to all owners on October 26, 2021 and the 2022 Assessment/Budget was mailed to all owners on November 30, 2021.

Architectural Committee Update: Brad presented. All alteration applications are current. Concerns regarding parking on the streets too close to stop signs (HCSO concern), discussion regarding blue/purple streetlights and how to submit a work order to TECO to fix. Brad stated that owner recently was cooperative to change roof color on alteration application to align with the Association's standards.

4. Old Business Items

Shoreline plants around retention pond: Don presented. Landscapers are mowing less around the south pond shoreline to preserve the embankment and reduce erosion. The Board plans to seek a quote from the landscaper for shoreline grasses and develop a budget based upon costs.

Mailbox parts: Earl presented. The Board engaged handyman Kevin Johnson to come up with a template for parts and costs for the 2 cross pieces and post for mailboxes within Hickory Lake Estates. Information is now available on the Association's website for owners. Owners must contact Kevin directly via email for parts/labor and pay him directly if engaged. The Board to determine gold color to add to the information on website. Brad will create an article for the next newsletter.

Tree canopy lifted behind 2519 Bellwood: Completed.

5. New Business Items

Preservation of the Covenants and Restrictions: Per Florida Statutes, the Board is required to annually consider the filing of a notice to preserve the covenants / restrictions affecting the community from extinguishment under Marketable Record Title Act (MRTA) at the 30-year mark. The Association is 24 years-old so preservation is not a pressing concern at this time. The Board will need to have a meaningful conversation with the Association's attorney regarding preservation of the documents when the community comes closer to the 30-year mark.

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Increase insurance coverage for perimeter wall: Don presented. Don to engage the Association's insurance broker regarding increasing the amount of coverage.

Community garage sale: The board discussed and stated that there was not much participation in the garage sale last April and to forgo the event this year.

Board Comments: The Board would like larger "camera in use" signs for each entrance; manager to obtain. Landscapers revamped dripline at both entryways. Natural area on John Moore Road was trimmed back. Fakahatchee grass was removed from small north pond.

Owners Comments: Trespassers have been checking mailboxes and vehicle doors; owner advised for everyone to keep their vehicle doors locked when not in use. Owner commented that the entry center islands need a freshening up. Owner stated that the sidewalks along John Moore Road that run parallel to the wall look great. Owners have been observed placing trash cans in road verses the edge of their driveway; Brad to put something in the newsletter about proper location for trash cans on collection days. Owner commented regarding dissatisfaction regarding the 2022 assessment increase this year. Owner asked if the 2021 Fall Newsletter could be added to the website; manager to send to webmaster to post. Everyone agreed that the pond and wall are the 2 major projects of the community.

6. Adjournment

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

Resolve: To adjourn the meeting at 7:47 p.m.

APPROVED BY THE BOARD OF DIRECTORS ON 04/12/2022

Prepared by Manager on behalf of Secretary