

HICKORY LAKE ESTATES

OWNER'S ASSOCIATION, INC.

**Board of Directors Meeting
April 12, 2022
Via Zoom**

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 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 January 11, 2022.

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. Manager indicated that the following items were mailed to all owners: Mailbox pricing on January 27, 2022 and 2021 annual report postcard on March 30, 2022.

Board Update: Don presented historical information regarding the association. Written statement attached. Don apologized to owners for undertaking the street sweep event and overstepping the Association's obligations.

4. Old Business Items

Increase insurance coverage for perimeter wall: Don presented. Coverage for complete replacement of the perimeter wall is currently insured for \$76,000. Insurance broker presented email to increase the value to \$250,000 which would increase the annual premium by about \$1,200 per year. Don will communicate more with the insurance broker regarding a higher deductible to reduce the annual premium.

Shoreline plants around retention pond: Don presented. The Board approved the 2022 Budget to include shoreline plants under Pond Maintenance, if the current mowing habits do not sustain erosion control at shoreline, as recommended by The Lake Doctors.

5. New Business Items

Eric Leshick with HCSO: Eric presented. Recommended that owners keep their doors locked and report suspicious activity to HCSO. If in doubt on whether a matter is urgent or non-urgent, call 911. For neighborhood concerns, email Eric at eleshick@teamhcs.com.

County tree clearing: Don presented. Thank you to owner Tim Reynolds for contacting Hillsborough County to schedule tree clearing over the street and over sidewalks. Hillsborough County phone number was shared with owners (813) 635-5400.

Thief caught on camera: Don presented. A thief was identified on the Flock security cameras and an arrest was made by HCSO.

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Mailbox pricing review: Manager shared the mailbox page from the Association's website with the owners.

Owners Comments: Numerous comments from owners occurred. Parking on grass/streets. Association does not tow from streets owned by Hillsborough County. 2022 approved budget, legal fees line and variance status. Board member indicated that special projects, like landscaping enhancements, will become a separate line item from routine landscape maintenance in the 2023 budget. No caps on north wall columns; developer did not install caps on the columns. Board stated that perimeter fencing (installed by the developer) can be repaired if owners communicate request to the Association in writing. Pond management service includes control of invasive plant material and management of areas per SWFWMD & EPC standards. Owner would like to see Florida Friendly plants instead of quarterly annuals at monument wall beds. Violation process discussed. Discussed process for reporting TECO light concerns. Clarification provided regarding payment process for collections and enforcement attorney. The Board indicated that the Association's attorney will be present at the next Annual meeting regarding easement questions.

Owner comment regarding fence installed before submitting alteration application; submitted application after installed; and application denied by Architectural Committee. Owner will submit an appeal in writing along with written statement read during meeting. Appeal will be presented to the Board of Directors. Many owners commented on their thoughts regarding the installed fence. Owners commented that they would like to see improvements/adjustments to the Association's documents.

6. Adjournment

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

Resolve: To adjourn the meeting at 9:35 p.m.

APPROVED BY THE BOARD OF DIRECTORS ON 7/19/2022

Prepared by Manager on behalf of Secretary