

Minutes of the Hickory Lake Estates Board Meeting

May 17, 2022

In attendance: Board members Don Juceam, Mary Ann Duarte, Earl Hughes; Architectural Committee Chair Brad Ward; Several homeowners including Tim Reynolds

The meeting was held at the home of Mary Ann Duarte, 2216 Briana St, and called to order at 6:16 PM by President Don Juceam. Minutes taken by Secretary Earl Hughes.

The meeting was properly notified beforehand, and all board members were present, constituting a quorum.

Homeowner Tim Reynolds briefed his work assisting the board develop bids for repainting the four monument signs at the entrances to North and South Hickory Lake estates. Seven bids were received, ranging from \$1375.00 to \$4000.00. Tim had spoken to most of the bidders in person and obtained recommendations from McNeil Management and others regarding the competence of the bidders. The board discussed the bids and received input from the homeowners present. Tim noted also that during walkthroughs with bidders he found accumulated trash and landscape debris in the plantings around the signs that should have been removed by our landscaping contractor. The board will contact our property manager to notify the contractor of the issues. After the discussion of the painting bids, the Board voted unanimously (motion by Don, second by Mary Ann) to accept the bid from Hal's Home Services for \$1375.00.

Don discussed the status of the board's investigation of increasing the insurance coverage for the perimeter wall along John Moore Road, including the current and expected true valuation of the wall, options for insurance deductibles, and plans to meet with the community's insurance agent to clarify options and deadlines to change the policy due to the approaching hurricane season. The board is currently seeking bids to repair several damaged areas of the wall, including chips in the stucco and eroding soil under some of the posts.

Mary Ann discussed the community's Yard-of-the-Season program, where homeowners whose yards are particularly attractive receive a gift certificate. The board discussed whether to continue the program and received input from the homeowners present. Following the discussion the board voted unanimously (motion by Don, second by Mary Ann) to continue the program and authorized the \$25.00 gift certificate.

Don provided answers to several questions from the community regarding costs for the landscaping and water quality contracts, budgeting, and more.

The meeting adjourned at 7:49 pm.

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