

HICKORY LAKE ESTATES

OWNER'S ASSOCIATION, INC.

Board of Directors Meeting

July 19, 2022

Bloomington Regional Library, 1906 Bloomington Ave., Valrico, FL and Via Zoom

Meeting Minutes

1. Call to Order-Certifying of Quorum

Don Juceam, Board President, called the meeting to order at 6:32 p.m. Board member Earl Hughes was 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 12, 2022 and May 17, 2022.

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

Resolve: To approve the meeting minutes as presented.

3. Resignation of Board Member Mary Ann Duarte: Mary Ann provided her resignation effective July 5, 2022. During the Board meeting, Don extended a 'thank you' to Mary Ann (who was not present due to a death in her family) for her commitment and service to the community throughout the years.

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

Resolve: To accept the resignation from Mary Anne Duarte as presented.

4. Appointment of Tim Reynolds to the Board of Directors: Tim Reynolds expressed his interest to serve on the Board.

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

Resolve: To appoint Tim Reynolds to the Board of Directors.

5. Officer Positions: With resignation of Mary Ann, and appointment of Tim, the Board decided on the following positions: Don Juceam, President; Earl Hughes, Vice President; and Tim Reynolds Secretary/Treasurer.

6. Reports: Manager reviewed the monthly financials and delinquent accounts. Don spoke to the Notices Report and indicated that the Variance report shows that Association is currently under budget by \$11,000. Manager will inquire with survey team regarding status of violations on the Violation Report. All architectural applications are current.

7. Old Business Items

Increase perimeter wall insurance: Don presented. The Board will be meeting in the near future to officially approve increase to catastrophic coverage of the perimeter wall from \$76,000 to \$250,000. Total premium currently is \$2,725 and would increase to approximately \$4,250.

Shoreline plants around retention pond: Don presented. The shorelines appear to look fine. Nothing has failed. Landscapers continue to not mow 8 feet from shoreline in order to preserve integrity of embankment as advised by The Lake Doctors.

County – tree trimming: Don has called the County twice for an update to trim all easement trees in community. Tim will assist Don with communicating with County.

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8. New Business Items

Change consideration to the Architectural Process, Rules & Standards: No changes presented at this time.

Monument sign renovations: Completed.

TECO Lights: The Board continues to communicate with TECO regarding the blue lights. TECO has indicated that they have the concerns on file, however they have staffing issues to change lights out at this time.

Pre-Budget Discussion: Board discussed 2023 budget and came to a preliminary conclusion that it does not appear that a dues increase will occur. The Board would like to make owners aware (via the Budget/Annual Meeting mailing notice) of the website address so that owners can view the proposed 2023 budget. The Board would also like an 'Announcements' section at top of website regarding the proposed 2023 budget. Manager will arrange when time comes.

Wall on John Moore Road: Board discussed meeting with vendor about numerous repairs to wall needed. Board also discussed painting wall in future.

Cameras: Tim mentioned that an owner received proposal from a vendor for the outright purchase of cameras instead of leasing from Flock. An outright purchase is estimated to cost around \$8,000, however more research is being performed. A maintenance program is estimated to cost around \$1,000 per year.

Pond management: The Board will be meeting with The Lake Doctors to discuss pond and lake management, best practices, etc. Manager will arrange meeting.

Owners Comments: Discussion regarding board member status, owner access to proposed budget prior to budget meeting and increased insurance coverage for wall. Question about registering vehicles with Flock Safety.

9. Adjournment

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

Resolve: To adjourn the meeting at 7:31 p.m.

APPROVED BY THE BOARD OF DIRECTORS ON 10/11/2022

Prepared by Manager on behalf of Secretary