

# HICKORY LAKE ESTATES

OWNER'S ASSOCIATION, INC.

**Budget & Board of Directors Meeting  
October 11, 2022  
Bloomingdale Regional Library  
1906 Bloomingdale Ave., Valrico, FL 33596**

## Meeting Minutes

### 1. Call to Order-Certifying of Quorum

Don Juceam, Board President, called the meeting to order at 6:39 p.m. Board members Earl Hughes & Tim Reynolds 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 19<sup>th</sup>, July 26<sup>th</sup> and September 26<sup>th</sup>, 2022.

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

**Resolve:** To approve the meeting minutes as presented.

3. **Officer Positions:** Will remain the same: Don Juceam, President; Earl Hughes, Vice President; and Tim Reynolds Secretary/Treasurer.

4. **Reports:** Manager reviewed the monthly financials and delinquent accounts. All architectural applications are current.

### 5. New Business Items

**2023 Budget:** Manager informed that the notice regarding the 2023 Budget Meeting was mailed to all owners on September 20, 2022. Don presented and encouraged dialog regarding the proposed budget. There will be no increase in the assessment, and semi-annual assessment amount will stay flat at \$315.

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

**Resolve:** To approve the 2023 Budget and Assessment as presented.

**Fence Resolution:** Don presented. Fence Resolution was created by the Association's attorney after dialog with the Board, to clarify the Association's position regarding perimeter fence repair and replacement. The Resolution will be placed on the website and an email blast will be sent to subscribers.

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

**Resolve:** To approve the Fence Resolution as presented.

**Current projects:** Ongoing projects were discussed. Information will be communicated to owners in the upcoming newsletter. Tim indicated that social media platforms (GroupMe and Slack) have been running smoothly.

**Pond signs:** Draft of a sign stating 'No Herbicide & No Mowing' presented to Board. The Board decided to hold off on ordering pond signs at this time. Owner commented that pond signs will be ignored, and she volunteered to help educate owners by going door-to-door instead.

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## 6. Ongoing Business Items

**Hurricane repairs:** Cesky's Landscaping assisted with various cleanup events. Completed.

**Perimeter wall insurance:** Has been increased to 250K for catastrophic events. Completed.

**Newsletter:** Don to communicate to Brad regarding topics. Newsletter must be received to management by November 10<sup>th</sup> to ensure it is included in the Assessment mailing.

**County street tree clearing:** Completed.

**Wall Repairs:** Reimbursement check received from TECO for \$250 for damage caused by a tree clearing event. Hal Mooney performed the repairs to wall. Completed.

**TECO Blue Lights:** Don encouraged owners to call or submit work order online to TECO with pole number. Manager indicated that TECO is planning to replace all blue lights; timeline unknown.

**Ground erosion near wall (pebble rock):** Cesky's Landscaping will fill in areas with the pebble rocks that are currently low.

**Inspection of wall:** Communication will occur in 2023 to owners whose homes border the wall, to keep landscaping away from wall and that Association will inspect for damage / repairs needed. Topic will also be discussed in the newsletter.

**Shoreline plantings enhancements & maintenance contracts:** Solitude Pond Management is working with the Board regarding possible shoreline plants to help preserve shoreline from erosion. Board is considering a maintenance contract for the south pond only. Owner suggested that Solitude attend a future board meeting. Owner stated that she found Solitude to be very knowledgeable about pond management. Board spoke of termination of The Lake Doctors contract.

**Solicit committee volunteers:** Don encouraged owners to volunteer for a possible Pond/Lake Committee.

**Cameras:** Compare/contrast occurred regarding current Flock Safety system or purchasing cameras from Vortex and maintaining/monitoring performed by Board instead. Board and owners agreed that Flock's integration with HCSO is beneficial, repairs and monitoring performed by Flock Safety has added value. Owner suggested newsletter article to explain Flock Safety process. Owners asked if HCSO Community Resource Deputy can attend a future board meeting.

**Tampa Water Pipeline:** Tim presented. An email blast was sent by the webmaster informing owners of potential new pipeline to run down John Moore Road. Information will be made available on the website and topic will be discussed in newsletter.

**Board expansion:** The Board of Directors is open to expanding the size of the board up to 7 directors. Owners interested in becoming a board member should communicate with existing board and volunteer for board-assigned projects as a homeowner first, and then will be considered for appointment.

**Owners Comments:** Owners discussed pond management, pond signs, home safety events.

## 7. Adjournment

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

**Resolve:** To adjourn the meeting at 7:58 p.m.

APPROVED BY THE BOARD OF DIRECTORS 01/10/2023

Prepared by Manager on behalf of Secretary