

HICKORY LAKE ESTATES

OWNER'S ASSOCIATION, INC.

**Board of Directors Meeting
January 10, 2023
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 6:31 p.m. Board members Earl Hughes and 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 October 11, 2022 and December 2, 2022.

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

Resolve: To approve the meeting minutes as presented.

3. Reports: Manager reviewed the monthly financials and delinquent accounts. All architectural applications are current. Reserve assets were discussed. Manager reviewed the Uniform Collection Policy process with the Board. SWFWMD permit is up for renewal; CES Engineering will perform the inspection and send report of findings. The 2023 Assessment Notice and approved Budget was mailed to all owners on November 30, 2022. The Board will decide how much they wish to move from operating to reserves. The Board is considering increasing the insurance coverage for the perimeter wall.

4. Old Business Items: None

5. New Business Items

Landscaping Events: The Board would like to engage Kevin Johnson to fill rocks in sections; manager will ask Kevin to call Don. Coleus has been removed. Before any new installations are done, Board would like all irrigation checked by landscaper and for landscaper to prepare a drawing of the irrigation system (areas each zone waters). The Board would like to be on site when irrigation is checked this week. The Board determined that they would like Tennessee Jasmine in front of beds and Gold Mound behind; manager to communicate to landscaper. The Board will try to remove Spanish moss from crepe myrtle trees. The Board would like Flax Lily filled in on center islands (north and south, front and back of the islands). The Board would like juniper pulled out from side of center islands and tall liriopie installed (not a dwarf variety). After improvements are done, then the Board would like fresh mulch installed throughout. Light bulb at South center island on the ground is pointing in wrong direction; manager to ask landscaper to look into. The Board would like assurance that the landscaping crew is throwing away trash in bed areas when observed.

Draft Declaration: Tabled.

Cameras: The Board discussed continuing with Flock camera system and to add pedestrian cameras through Flock or another vendor. The Board is researching their options.

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

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is 25 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.

Owners Comments: Discussion regarding sheds.

6. Adjournment

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

Resolve: To adjourn the meeting at 8:00 p.m.

APPROVED BY THE BOARD OF DIRECTORS 04/11/2023

Prepared by Manager on behalf of Secretary