

HICKORY LAKE ESTATES

OWNER'S ASSOCIATION, INC.

**Board of Directors Meeting
July 11, 2023
Brandon Regional Library
619 Vonderburg Drive, Brandon, FL 33511**

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 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 April 11, 2023.

On Motion: Duly made by Don, second by Tim 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. The Board decided to send a final notice to Unit ID #'s 1074, 1112 and 1051.

4. Old Business Items:

SWFWMD Inspection: Completed.

Draft Declaration review by the Board: Tabled.

Wall: The Board inspected portions of the interior of the wall along John Moore Road in May, but much of the South community section was not completed before the weather turned hot. The Board plans to complete the inspection in cooler Fall weather. The Board would like to perform an inspection once every 3 years. Manager will put on tracking to remind the Board.

5. New Business Items

Landscaping: Cutting Edge Landscaping started June 1st. Don is giving oversight to the new team. The Board is still deciding on plant selections/materials for the front entry landscaping renovation project. Don will give guidance to landscapers regarding trimming of shoreline around south pond. Additional pebble rocks will be ordered for areas along North wall, and some around South wall; manager will send signed proposal to Staggs Nursery; Tim will guide Staggs as needed when installing.

Volunteers: Tim acknowledged 2 volunteers for cleanup around the community: Jimmy Siu and Edgar Robles.

Electrical: Electrical needs for north and south entry areas. Manager will coordinate Morningstar Electric to meet with Earl regarding scope of work.

Proposal for video surveillance: The Board received a proposal from Max Video Security in May. No further action. Board agreed that they are satisfied with cameras and service provided by Flock Safety.

CD Options: The Board would like to place up to \$60,000 from the Reserves account into staggered CD's with TD Bank at the best interest rate(s) and duration(s) possible. The Board would like to place

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\$20,000 from the Reserves account into a Money Market Account at TD Bank. Vice President Earl Hughes will be the Board Officer-signor on the accounts. Pamela Pinner will be the McNeil Management-signor on the accounts.

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

Resolve: To place up to \$60,000 from the Reserves account into staggered CD's with TD Bank at the best interest rate(s) and duration(s) possible. To place \$20,000 from the Reserves account into a Money Market Account at TD Bank. Earl Hughes will be the Board Officer-signor on the accounts. Pamela Pinner will be the McNeil Management-signor on the accounts.

Florida Statutes: As of October 1, 2023, the Board Meeting Agenda will need to be posted at the message board at least 48 hours prior to the meeting. Volunteer Nestor Bonilla will ensure the agenda is posted in a timely manner.

Owner Comments: County pipeline was discussed.

6. Adjournment

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

Resolve: To adjourn the meeting at 8:06 p.m.

APPROVED BY THE BOARD OF DIRECTORS 10/10/2023

Prepared by Manager on behalf of Secretary