

# HICKORY LAKE ESTATES

OWNER'S ASSOCIATION, INC.

**Budget & Board of Directors Meeting  
October 10, 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 6:35 p.m. Board members Earl Hughes and Tim Reynolds were also present therefore quorum was established. It was confirmed that the meeting notice and agenda were 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 11<sup>th</sup>, August 2<sup>nd</sup>, and September 5<sup>th</sup>, 2023.

**On Motion:** Duly made by Don, second by Earl 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 one more notice and then a final notice to Unit ID #'s 1015 and 1051.

### 4. Old Business Items:

**Draft Declaration review by the Board:** Tabled. Owner volunteered to assist the Board with the review of draft declaration (Chris Gibson).

**Landscaping Enhancements:** Completed.

### 5. New Business Items

**2024 Budget:** Notice of tonight's budget meeting was mailed to all homeowners on September 14, 2023. The Board discussed the proposed budget and opened the floor to homeowner's comments. The board decided to keep the semi-annual assessments flat at \$315.

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

**Resolve:** To approve the 2024 Budget and semi-annual assessment of \$315.

**Rollover of Funds from 2023 to 2024:** As a formality, the Association's CPA has suggested that the membership document their desire to roll over any excess funds from one year to the next as a precautionary measure to avoid the inadvertent taxation of assessment income. The board decided to rollover funds from operating to reserves for income greater than \$1,000.

**Water bill:** Increase occurred because of watering new plants installed during the landscaping enhancements project at both entrances. Water bill will stabilize once extra watering has been completed.

**2024 Rock Project:** Tim spoke about past and future rock projects. The Board is still considering how to move forward.

**Garage Sale:** Completed.

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**Wall Inspection:** Board will provide to manager the dates and addresses where wall inspection will occur. Homeowners will be notified.

**Pond Embankment:** No concerns/issues. Brad will place a friendly reminder in the newsletter for homeowners who live along the pond to not mow within the 8 feet of the shoreline.

**Speed bumps:** Board to submit request to county to paint.

**Volunteers:** Tim acknowledged 1 volunteer (Carlos Rivera) who assisted with improvements to the north island.

**Insurance:** Tim mentioned increasing the insurance on the wall to align with today's replacement costs.

**Owner Comments:** Owners commented on the budget, wall along John Moore Road, owner volunteered to Zoom during board meetings (Amy Rodriguez), staggered CD's, cameras, newsletter, overgrowth around ponds, car safety (lock doors), violation concerns, water bill.

## 6. Adjournment

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

**Resolve:** To adjourn the meeting at 8:22 p.m.

APPROVED BY BOARD OF DIRECTORS 1/23/24

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Prepared by Manager on behalf of Secretary