

# HICKORY LAKE ESTATES

OWNER'S ASSOCIATION, INC.

**Board of Directors Meeting  
January 23, 2024  
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 6:30 p.m. Board members Earl Hughes and Tim Reynolds were also in attendance; therefore, quorum was established. It was confirmed that the meeting notice and agenda were posted at least 48 hours in advance. Doug Pinner represented McNeil Management.

### 2. Approval of Meeting Minutes: The Board reviewed the prior meeting minutes.

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

**Resolve:** To waive reading and 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 #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).

**2024 Rock Project:** Tim obtained rocks from homeowner who no longer needed them and finished hauling buckets of rocks. Don sprayed the north wall of south community today and will spray remaining sections in next several days.

**Wall Inspection:** Don walked the wall today from outside. Rely on owners to notify Association of any issues from inside of wall. One unit needs to trim shrubs. Tim will email manager with message for webmaster to email blast to subscribers.

**Speed Bumps:** Don contacted county regarding repainting of speed bumps for safety.

**Wall Insurance:** Don stated that the expense to replace the wall would be around \$250,000. Several years ago, the Board increased the insurance coverage to allow for wall replacement but might need to look at another increase to fully cover wall construction and finishing.

**County Water Project:** Surveyors have been out, but no information available. They are drilling core samples and GPR is being used which is usually about one year prior to the work.

### 5. New Business Items

**Preservation of the Covenants and Restrictions:** Per Florida Statutes, the Board is required to 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. At this moment, preservation is not pressing.

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**EPC Permit:** Tim said they have been monitoring. Meeting with Solitude to review and obtain a quote. Don noticed algae blooms and will discuss with Solitude.

**County Pump Station:** Tim has been working to clear that area out and hung signs to discourage dumping, making more room for landscapers to perform duties.

## **Landscape Extras:**

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

**Resolve:** To approve a \$150 payment to Travis with Cutting Edge for clearing tall weeds at the lake.

Tim mentioned when they trim shrubs at the north entry, they need to keep them shorter, so the sign remains visible. Don asked them to focus on weeds in the flowers beds and he will also pass along Tim's concerns.

**Owner Comments:** Homeowner indicated he had an interest in assisting with the draft Declaration and will email the manager.

## **6. Adjournment**

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

**Resolve:** To adjourn the meeting at 7:35 p.m.

Approved at the April 9<sup>th</sup>, 2024 Board of Directors Meeting

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Prepared by Manager on behalf of Secretary