

**Hickory Lakes Estates Owners Association, Inc.**  
**Annual Member Meeting**  
**February 26, 2004 at 7:00 p.m.**  
**Providence West Community Center**  
**5417 Providence Road – Brandon, Florida**

## **Minutes**

**Call to Order:** The meeting was called to order by Galyn Carlson, president at 7:15 p.m.

- **Verify Quorum** - It was verified that a quorum was not present. 36 lots are represented in person and 16 lots by proxy. The 52 lots do not meet the quorum requirement of 30%. However, the attorney previously advised the association that a valid meeting could still be conducted as long as all nominees running for board positions as well as members in attendance were agreeable to abide by the decision of those members present. Galyn Carlson asked if anyone wanted to nominate him/herself from the floor. Barbara Roque indicated she would like to nominate herself. Galyn Carlson moved to close the nominations. Darrell Williams seconded. Unanimous vote. Motion carried. All members in the room including everyone on the ballot agreed to be bound by the decision of the members present at this meeting.
- **Confirmation of Proper Meeting Notice** – It was confirmed that notice was posted 48 hours in advance of the meeting and notice had been sent via regular mail on February 2, 2004.
- **Approval of Minutes** – Galyn Carlson stated that minutes from the 2003 annual meeting were not available; therefore, she moved to waive the reading of the minutes. Nicole Williams seconded. Unanimous vote. Motion carried.

**Financials:** Financials were reviewed.

- The bank account balance at January 1, 2003 was \$14,752.07 and at December 31, 2003 was \$27,352.30.
- Income for the year was \$79,234.21 and expenses for the year were \$66,633.98.
- Current outstanding receivables are 4.6%. Certified delinquency letters were mailed on February 19, 2004. Eight owners remaining outstanding for the 2004 January semi-annual assessment. The one owner who remains outstanding from the 2003 assessment is with the attorney. Two owners' files are with the attorney for violations.

**Unfinished Business**

- None

**New Business**

- Galyn Carlson introduced each of the board members and the management company. She gave a report of items the board of directors had accomplished over the past year. A website has been established, committees established, entryway upgrades to landscape, and two community yard sales are planned. Additionally, volunteers are needed for committees and sign up sheets are available.
- An open floor discussion ensued on various topics.
- Each board nominee was given a moment to introduce him/herself and the ballots were distributed. Elected directors for the 2004 board are Pablo Carde, Galyn Carlson, Leonard Jordan, Nicole Williams and Barbara Roque.

**Adjournment**

- Galyn Carlson moved to adjourn the meeting at 8:40 p.m. Nicole Williams seconded. Unanimous vote. Meeting adjourned.
- The board of directors met to elect officers. Leonard Jordan, president; Pablo Carde, vice president; Nicole Williams, secretary; Barbara Roque, treasurer; Galyn Carlson, director.
- The next board meeting will be held Thursday, April 1, 2004 at 6:30 p.m.