

**Hickory Lake Estates Owners Association, Inc.**  
**Board of Directors Meeting – Providence West Community Center**  
**5417 Providence Road – Brandon, Florida**  
**April 28, 2005**

**Minutes**

**Call to Order:** The meeting was called to order by Pete Parsons, vice president at 7:15 p.m.

- **Verify Quorum** - It was verified that a quorum was present – Pete Parsons, vice president; Simon Robinson, treasurer and T.K. Kimmel, director were in attendance. McNeil Management was also present.
- **Confirmation of Proper Meeting Notice** – It was confirmed that timely notice occurred; signs were posted at least 48 hours in advance of the meeting.
- **Approval of Minutes** – Pete Parsons moved to waive the reading of the minutes and approve them as reviewed. Simon Robinson second. Motion carried unanimously.

**Financials:**

- The account balances at March 31, 2005 were \$32, 276.07 including certificates of deposit.
- The first quarter variance is a net loss of \$478.72.
- Delinquent accounts were reviewed. Board stated they must treat all owners with consistent practice regarding late fee assessment. Late fees are allowed in the documents at \$25.00 per month and owners have responsibility to pay late fees as applicable.
- Pete Parsons moved to turn owner file over to attorney who submitted assessment payment with insufficient funds. T.K. Kimmel second. Motion passed unanimously.
- Simon Robinson motioned to write off \$0.35 at 123 Kiana Drive. Pete Parsons second. Motion carried unanimously.
- Report filed for audit.

**Unfinished Business**

- No update on low volume irrigation grant for south entrance. Issues brought up regarding existing landscaping. Landscape plans at entryway will be decided at next meeting. Management was requested to update Joe Colbert, landscape committee chair, regarding this review.

**New Business**

- Reviewed notices report. Board ensured management is sending 30-day certified letter to owners who have received two previous notices regarding violations.
- Reviewed architectural alterations report. Board requested architectural committee pay particular attention to request regarding roof over concrete slab.
- Commercial vehicle addresses will be identified and forwarded to management for notices to be sent. POD stored in view has been removed.
- Community yard sale was discussed. Continue holding two annually. T.K. Kimmel will contact webmaster regarding owner's ability to vote for a yard sale date. Additionally, he will discuss email ability and counter on the website.

**Adjournment**

- T.K. Kimmel moved to adjourn the meeting at 8:17 p.m. Simon Robinson second. Unanimous vote. Meeting adjourned. The next meeting is May 26, 2005, at 7:00 p.m.

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Secretary

Date Approved