

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

Minutes

Call to Order: The meeting was called to order by Nicole Williams, president at 7:08 p.m.

- **Verify Quorum** - It was verified that a quorum was present – Nicole Williams, Pete Parsons, Simon Robinson and T.K. Kimmel 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. T.K. Kimmel second. Motion carried unanimously.

Committee Reports:

- Edwin Pinzon, chair of architectural committee, reported on recent activity. At the request of the owner, he presented proposed changes from 105 Kiana to Board for review. Board upheld the committee's decision to deny the proposed changes. The Board provided direction to the committee regarding future requests for major structural changes like those requested by 105 Kiana.

Financials:

- The account balances at June 30, 2005 were \$29,616.67 including certificates of deposit.
- The year-to-date budget variance is a net loss of \$683.12.
- Board directed manager to follow standard collection procedures for delinquent owner accounts. Late notices and certified delinquency notices will be sent in August.
- Report filed for audit.

Unfinished Business

- Low volume irrigation was completed. T.K. Kimmel asked manager to follow up with Sprinkler Doctor regarding difference between new installation and previous installation. New install seems to have less watering capacity than previous install.
- Landscape proposal from HMI discussed briefly. T.K. Kimmel will follow up with HMI regarding contract pricing. Board to review at upcoming meeting.
- Brief discussion regarding county mini-grants. T.K. Kimmel to monitor progress.

New Business

- Reviewed notices report. 122 Kiana - Secure mailbox okay; change upon sale. 115 Kiana painted driveway. Board requested letters be sent regarding both issues.
- Pete Parsons moved to turn 2218 Katana over to attorney due to ongoing lawn/landscape maintenance violations and unapproved architectural change violations. Nicole Williams second. Motion carried unanimously.
- Board had brief discussion with homeowner in attendance regarding dog at 2301 Briana running loose. Board directed manager to send letters to 2301 Briana and Hillsborough County.
- Reviewed architectural alterations report.
- Next yard sale scheduled for October 1. Website will be updated.

Adjournment

- Pete Parsons moved to adjourn the meeting at 8:10 p.m. Nicole Williams second. Unanimous vote. Meeting adjourned. The next meeting will be determined.

Secretary

Date Approved