

Hickory Lake Estates Owners Association, Inc.
Board of Directors Meeting – Bloomingdale West Community Center
3940 Canoga Park Drive – Brandon, Florida
August 25, 2005

Minutes

Call to Order: The meeting was called to order by Pete Parsons, vice president at 7:05 p.m.

- **Verify Quorum** - It was verified that a quorum was present – Pete Parsons, Simon Robinson, Leonard Jordan 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:

- Supplemental guidelines reviewed. Pete Parsons moved to accept as modified. Leonard Jordan second. Motion carried unanimously.

Financials:

- The account balances at July 31, 2005 were \$36,845.27 including certificates of deposit.
- The year-to-date budget variance is a net income of \$245.48.
- 23 delinquent accounts. Pete Parsons moved to turn delinquencies over to the attorney after September 22, 2005. Leonard Jordan second. Motion carried unanimously.
- Report filed for audit.

Unfinished Business

- New Contract with HMI will begin September 19, 2005. Manager will send copy of signed contract and request insurance certificates from new vendor.
- Entry-wall modification tabled because Nicole Williams not present.
- Mini-grant submitted to county, no update.

New Business

- Reviewed notices report. Manager will respond to owner re: regarding mailbox posts.
- Reviewed architectural alterations report. Owner at 105 Kiana submitted full set of building plans, architectural committee was not comfortable reviewing. Deferred to Board. Board reviewed and scheduled site visit with owner for Sunday, September 11, 2005, at 4:30 p.m. Board addressed and approved 2209 Briana architectural requests.
- Mr. Patani at 2218 Katana addressed board regarding attorney letter for lawn maintenance. He has issue with M/I Homes regarding inadequate lawn upon purchase. Leonard Jordan will draft a letter and forward to management so manager can send letter to M/I from Association regarding this ongoing issue.

Adjournment

- Quarterly newsletter helpful. Cherice Krohn will serve as chair and newsletter will be mailed.
- Pete Parsons moved to adjourn the meeting at 9:15 p.m. Leonard Jordan second. Unanimous vote. Meeting adjourned. The next meeting will be the budget/assessment meeting tentatively set for September 22, 2005, with the location to be announced.

Secretary

Date Approved