

**Hickory Lake Estate Owners Association, Inc.**  
**Board of Directors Meeting – Providence West Community Center**  
**5417 Providence Road – Brandon, Florida**  
**September 22, 2005**

**Minutes**

**Call to Order:** The meeting was called to order by Pete Parsons, vice president at 7:11 p.m.

- **Verify Quorum** - It was verified that a quorum was present – Nicole Williams, 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. Leonard Jordan second. Motion carried unanimously.

**Committee Reports:**

- None.

**Financials:**

- The account balances at August 31, 2005 were \$35,533.29 including certificates of deposit.
- The year-to-date budget variance is a net loss of \$1,684.95.
- 9 delinquent accounts. Board requested that delinquent accounts be turned over to attorney per decision at August 2005 meeting. Board directed Manager to write off owner balances less than \$1 and to reimburse owner who made duplicate payment.
- Report filed for audit.

**Unfinished Business**

- General discussion regarding options and pricing for entry wall upgrades.

**New Business**

- Reviewed notices report. Leonard Jordan and Nicole Williams to update Board by 10/22/05 regarding owner's plans to correct ongoing lawn issues at 2218 Katana. Additional time allowed for owner to attempt support from M/I Homes.
- Reviewed architectural alterations report. Board requested email update from Manager regarding ACC decision/outcome for storm shutters at 2216 Briana.
- Board discussed trailers parked in side lot behind fence at 109 Kiana. Board directed Manager to send violation letter regarding parking of unauthorized vehicles on lot.
- Board reviewed and discussed proposed 2006 annual budget and assessment amount. Nicole Williams moved to increase assessment by \$65/lot per year. Pete Parsons second. Motion carried with 4 votes in favor and 1 opposed.

**Adjournment**

- Pete Parsons moved to adjourn the meeting at 7:55 p.m. Nicole Williams second. Unanimous vote. Meeting adjourned. The next meeting tentatively set for end of October, 2005, date, time and location to be announced.

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Secretary

Date Approved