

Hickory Lake Estate Owners Association, Inc.
Board of Directors Meeting – Providence West Community Center
5417 Providence Road – Brandon, Florida
October 25, 2005

Minutes

Call to Order: The meeting was called to order by Pete Parsons, vice president at 7:18 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. Second and motion carried unanimously.

Committee Reports:

- None.

Financials:

- The account balances at September 30, 2005 were \$34,169.10 including certificates of deposit.
- The year-to-date budget variance is a net profit of \$69.31.
- Nicole Williams made a motion to redeem certificate of deposit #1109 and deposit funds into the operating account. Pete Parsons second. Motion carried unanimously.
- The attorney collection status was reviewed for the 4 delinquent owner accounts.
- Report filed for audit.

Unfinished Business

- Addition of stonework at entry completed.

New Business

- Reviewed notices report. Manager to follow up on letter to 109 Kiana regarding parking of trailers in side yard.
- Reviewed architectural alterations report. ACC Chair, Edwin Pinzon, requested the Board of Directors review the painting requests received from 105 Kiana. Board reviewed requests with submitted paint swatches and approved the owner's 2nd choice for base color and 2nd choice for trim color. The Board also denied the owners request for door/accent color. Board requested manager contact attorney regarding withholding of ACC approval when owner's lot is in violation of the documents.
- Board discussed denial of mini-grant to be used for construction of playground. General discussion regarding feasibility of playground construction in Bellwood lot. Playground discussion tabled for later discussion.
- Board reviewed and discussed proposed installation of GFI outlets at entry. Pete Parsons made a motion to seek bids for the installation of the outlets. Nicole Williams second. Motion carried unanimously. Pete Parsons to email detailed specifications to manager for use in bidding process.

Adjournment

- Pete Parsons moved to adjourn the meeting. Nicole Williams second. Unanimous vote. Meeting adjourned at 8:43 p.m. The next meeting tentatively set for end of November 29, 2005, at Bloomingdale West Community Center.

Secretary

Date Approved