

Hickory Lake Estate Owners Association, Inc.
Board of Directors Meeting – Providence West Community Center
5417 Providence Road – Brandon, Florida
November 29, 2005

Minutes

Call to Order: The meeting was called to order by Nicole Williams, president at 7:10 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 and motion carried unanimously.

Committee Reports:

- None.

Financials:

- The account balances at October 31, 2005 were \$18,991.43 including certificates of deposit.
- The year-to-date budget variance is a net loss of \$10,498.36. Payment to Stoneworks is reason for negative variance. Mgr will monitor finances and close certificate expiring March 2006 if funds are required. Four 2006 assessment payments have been received to date.
- Nicole Williams moved to proceed with lien foreclosure requests for delinquent accounts as requested by attorney. Pete Parsons second and carried unanimously.
- Report filed for audit.

Unfinished Business

- Addition of stonework at entry completed. Second half of Stoneworks payment due in December.
- Add GFI outlets at entry, Pete Parsons was unable to contact Staples Electric.

New Business

- Reviewed notices report. Pete Parsons moved to forward 105 Kiana and 2203 Briana to attorney for non-compliance after time-frame for correction. Nicole Williams second and carried unanimously.
- Reviewed architectural alterations report. Continue letter process at 115 Kiana regarding painted driveway. Board and architectural committee will not approve painted drives.
- T.K. Kimmel will contact owner who sent in 8 page complaint letter. 2218 Katana still pending with M/I Homes. Owner and board member attending meeting with M/I and owner sent letter dated November 28, 2005. Nicole Williams moved that the Board will act pending a M/I response within 30 days. Second Leonard Jordan and carried unanimously.
- Pete Parsons announced that he will be resigning effective December 7, 2005, due to an employment relocation. Everyone thanked him for his service. A new board member will be selected by December 2, 2005.
- Manager directed to send violation letter to 105 Kiana re:garage returned to original color.

Adjournment

- Leonard Jordan moved to adjourn the meeting at 8:10 p.m. Pete Parsons second and carried unanimously. The next meeting tentatively set for first of year at Bloomingdale West Community Center.

Secretary

Date Approved