

Hickory Lake Estate Owners Association, Inc.
Board of Directors Meeting – Bloomingdale Community Center
3940 Canoga Park Drive – Brandon, Florida
January 26, 2006

Minutes

Call to Order: The meeting was called to order by Leonard Jordan, secretary at 7:00 p.m.

- **Verify Quorum** - It was verified that a quorum was present – Simon Robinson, Leonard Jordan, Liz Glenn 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** – T. K. Kimmel moved to waive the reading of the minutes and approve them as reviewed. Simon Robinson second and motion carried unanimously.

Committee Reports:

- None.

Financials:

- The account balances at December 31, 2005 were \$11,395.54 including certificate of deposit.
- The year-to-date budget variance is a net loss of \$16,204.25. Payment to Stoneworks is reason for negative variance. Delinquent account balances totaling \$835.26 were reviewed.
- Report filed for audit.

Unfinished Business

- Leonard moved to table the GFI outlet installation until further notice.
- Discussion regarding condition of lawn & landscaping at 2218 Katana. Leonard Jordan indicated that the unapproved plant beds have been removed. M/I Homes responded to owner by denying any responsibility. Floor discussion regarding lawn maintenance requirements in supplemental guidelines. Board to review lawn at 2218 Katana on Saturday, January 28, 2006 and determine what will be required of the owner to correct outstanding issues.

New Business

- Reviewed notices report. T. K. Kimmel moved to forward 105 Kiana to attorney for non-compliance. Second and carried unanimously. Decision regarding painted driveway at 115 Kiana tabled to next meeting to allow owner time to respond to violation letter sent 1/26/06.
- Reviewed architectural alterations report. Brad Ward of ACC to meet on site with owner at 1732 Loriana to provide additional information regarding denial of request.
- From floor Mrs. Dupree agreed to coordinate April 2006 community wide yard sale.

Adjournment

- Leonard Jordan moved to adjourn the meeting at 8:10 p.m. T. K. Kimmel second and carried unanimously. The next meeting is the Annual Membership Meeting set for February 23, 2006 at the Bloomingdale Community Center.

Secretary

Date Approved