

Hickory Lake Estate Owners Association, Inc.
Board of Directors Meeting – Bloomingdale Community Center
3940 Canoga Park Drive – Brandon, Florida
August 10, 2006

Minutes

Call to Order: The meeting was called to order by Nicole Williams at 7:15 p.m.

- **Verify Quorum** - It was verified that a quorum was present – Leonard Jordan, Liz Glenn, Simon Robinson 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. Second and motion carried unanimously.

Committee Reports:

- Upon prior resignation of the ACC chair Edwin Pinzon, T.K. Kimmel moved to appoint Brad Ward as the new ACC chair and allow Brad Ward to select committee members.
- The architectural request for re-painting of 1714 Loriana previously reviewed by the ACC was presented to the board for secondary review. Owner requesting that board override ACC decision to approve owner's 3rd color choice and instead grant approval for owner's 1st choice of colors. Motion made by Simon Robinson to approve 1714 Loriana's re-painting request with said owner's 1st color choice. Second and carried unanimously.
- Architectural request for re-painting of 1718 Loriana was presented to the board for review. ACC reluctant to review application because painting was already completed. Board approved requested/existing color.

Financials:

- The account balances at July 31, 2006 were \$29,360.10 including certificate of deposit.
- Board requested that 180 day CD5440 be allowed to roll over into another 180 day CD.
- The year-to-date budget variance is a net income of \$11,269.56. Delinquent account balances totaling \$9,865.17 were reviewed.
- Report filed for audit.

Unfinished Business

- 105 Kiana refused to comply with State of FL Mediation. T.K. Kimmel moved to proceed with lawsuit against 105 Kiana due to ongoing violations. Second and motion carried unanimously.
- Nicole Williams moved to have fence section repaired by Jim's Home Handyman Service at a cost of approximately \$350. Second and motion carried unanimously.
- Nicole Williams is now handling wall cleaning issue at 101 Kiana and will see that it gets resolved.
- T.K. Kimmel indicates that B.O.C.C. can/will add water meter at vacant lot for minimal expense. Nicole Williams moved to allow T.K. Kimmel to proceed with acquiring a water meter from B.O.C.C. and apply for Hillsborough County tree grant all for the vacant lot on Bellwood.

New Business

- Reviewed notices report.
- Reviewed architectural alterations report.

Adjournment

- Leonard Jordan moved to adjourn the meeting at 9:00 p.m. Second and passed unanimously. The next meeting is set for September 28, 2006 at the Bloomingdale Community Center.

Secretary

Date Approved