

**Hickory Lake Estate Owners Association, Inc.**  
**Board of Directors Meeting – Bloomingdale Community Center**  
**3940 Canoga Park Drive – Brandon, Florida**  
**November 11, 2006**

**Minutes**

**Call to Order:** The meeting was called to order by Nicole Williams at 7:08 p.m.

- **Verify Quorum** - It was verified that a quorum was present – Leonard Jordan, Liz Glenn, Simon Robinson and Nicole Williams were in attendance. McNeil Management was also present.
- **Confirmation of Proper Meeting Notice** – It was confirmed that the meeting notice was posted at least 48 hours in advance.
- **Approval of Minutes** – Leonard Jordan 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 October 31, 2006 were \$27,395.77 including certificates of deposit.
- The board asked manager to notify homeowners with a credit balance to reduce their January 2007 assessment payments accordingly.
- Report filed for audit.

**Unfinished Business**

- Enforcement actions against 105 Kiana are proceeding.
- Nicole Williams moved to accept bid for cleaning of all column caps, white banding, inside of entry walls and outside of north wall for an amount not to exceed \$1,000. Second and motion carried unanimously. Manager to obtain updated bid from Specialty Pressure Washing and proceed accordingly.
- Leonard Jordan moved to table playground at vacant lot discussion to next meeting when more info is available. Second and motion carried unanimously.

**New Business**

- Reviewed notices report.
- Discussion regarding homeowners who make changes without prior approval from the ACC. BOD/ACC to review some possible remedies to include limited color pallets, stricter standards, etc.
- Discussion regarding upkeep of 2 ponds at Loriana. Manager to review Lake Doctor contract to ensure compliance. Manager to obtain additional information from county/engineer regarding what action must be taken to correct issues. Manager will follow up with HMI to determine cost of needed work.
- Manager asked to contact HMI regarding flowers and plant beds at entryways. HOA concerned regarding appearance of flowers, plant beds, drip irrigation, etc.

**Adjournment**

- Nicole Williams moved to adjourn the meeting at 8:25 p.m. Second and passed unanimously. The next meeting will be in 2007 at the Bloomingdale Community Center.

---

Secretary

Date Approved