

Hickory Lake Estate Owners Association, Inc.
Board of Directors Meeting – Bloomingdale Community Center
3940 Canoga Park Drive – Brandon, Florida
May 24, 2007

Minutes

Call to Order: The meeting was called to order by Nicole Williams at 7:07 p.m.

- **Verify Quorum** - It was verified that a quorum was present – Leonard Jordan, Liz Glenn, Simon Robinson, TK Kimmel 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** – Liz Glenn moved to waive the reading of the November 2006 minutes and approve them as reviewed. Second and motion carried unanimously.

Committee Reports:

- None.

Financials:

- The account balances at April 30, 2007 totaled \$28,506.86 including certificates of deposit.
- Nicole Williams moved to have manager reimburse any owner who has overpaid by \$5.00 or more and to write off all smaller credit amounts. Second and motion carried unanimously.
- Report filed for audit.

Unfinished Business

- Enforcement actions against 105 Kiana are proceeding. Attorney asked to require that 105 Kiana provide their intentions and/or proposals in writing for HOA consideration. Should the owner fail to submit a written agreement, the HOA will be obligated to proceed with litigation.
- TK Kimmel to push forward on the “irrigation for the vacant lot” question. He will work with HMI and/or county to see what can be done. TK will also follow up on irrigation bids for separating popup spray nozzles from the drip irrigation at entry.
- Nicole Williams moved to approve ACC proposed color pallet as allowable colors for community. Second and motion carried unanimously.

New Business

- Reviewed notices report.
- Nicole Williams moved, second and all approved for the board to fill positions as follows:
 - TK Kimmel as President
 - Simon Robinson as Vice President
 - Liz Glenn as Secretary
 - Leonard Jordan as Treasurer
 - Nicole Williams as Director

Adjournment

- Nicole Williams moved to adjourn the meeting at 8:30 p.m. Second and passed unanimously. The next meeting will be held July 25, 2007 at the Bloomingdale Community Center.

Secretary

Date Approved