

Hickory Lake Estate Owners Association, Inc.
Board of Directors Meeting – Bloomingdale Community Center
3940 Canoga Park Drive – Brandon, Florida
August 6, 2007

Minutes

Call to Order: The meeting was called to order by T.K. Kimmel at 7:00 p.m.

- **Verify Quorum** - It was verified that a quorum was present – Leonard Jordan, Liz Glenn, 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** – Leonard Jordan moved to waive the reading of the previous board meeting minutes and approve them as reviewed. Nicole Williams second and motion carried unanimously.

Committee Reports:

- **Architectural Committee:** Committee working on lawn art guidelines. Brad Ward discussed Florida law changes. Requested board authorize review of documents and supplemental guidelines. T.K. Kimmel moved to have Bob Tankel complete this review. Leonard Jordan second and motion carried unanimously.

Financials:

- The account balances at July 31, 2007 totaled \$36,114.05 including certificates of deposit.
- T.K. Kimmel moved to create a third \$5,000 CD budgeted as reserves. Nicole Williams second and motion carried unanimously.
- Leonard Jordan moved to renew the existing 2 CDs for 12 months each unless there is a special rate deal close to that time frame. Nicole Williams second and motion carried unanimously.
- New procedures effective July 1, 2007, due to Florida Statute changes. Management will send one delinquency letter and then the attorney sends the 45-day demand letter.
- Report filed for audit.

Unfinished Business

- Enforcement actions against 105 Kiana are proceeding. Management will request update from attorney and inform board.
- TK Kimmel has begun investigating the process for association to own Bellwood vacant land platted as a roadway.
- Pond maintenance proposals reviewed to add 2 ponds to monthly maintenance. T.K. Kimmel will speak with SWFWMD regarding pond requirements.

New Business

- Reviewed notices report.
- Landscape and irrigation proposals from HMI reviewed. Nicole Williams moved to approve two HMI proposals. Leonard Jordan second and carried unanimously. T.K. Kimmel indicated HMI will do additional research on third proposal estimate #5417.

Adjournment

- Nicole Williams moved to adjourn the meeting at 8:00 p.m. Leonard Jordan second and passed unanimously. The next meeting will be held September 27, 2007 at the Bloomingdale Community Center.

Secretary

Date Approved