

**Hickory Lake Estate Owners Association, Inc.**  
**Board of Directors Meeting – Bloomingdale Community Center**  
**3940 Canoga Park Drive – Brandon, Florida**  
**May 22, 2008**

**Minutes**

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

- **Verify Quorum** - It was verified that a quorum was present –TK Kimmel, Simon Robinson, Cherice Lewis and Leonard Jordan 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. Second and motion carried unanimously.

**Committee Reports:**

- Architectural Committee:

**Financials:**

- Financial reports were presented by Manager. Delinquent accounts are being processed by attorney.
- BOD instructed manager to send confirmation email to HMI (landscaper) to reiterate that water citations must be paid or mitigated immediately by HMI and that problematic sprinklers behind wall at North entry must be capped off immediately. HMI failure will result in termination of contract.
- Report filed for audit.

**Unfinished Business**

- Enforcement actions against 105 Kiana are proceeding. Onsite meeting scheduled for 5/27/08 at 10:30am to review issues with HOA, lot owner and attorneys present.
- Manager once again stressed the need to have clearly documented design standards for items such as sheds, paint colors, play sets, lawn ornaments, etc. TK Kimmel confirmed that ACC is continuing to work on ACC guidelines and standards. Brad Ward will work with members of the board to produce a draft of the standards and will submit document to BOD for final review.

**New Business**

- Reviewed notices report.
- BOD requested bid for re-painting of entry signs.

**Adjournment**

- TK Kimmel moved to adjourn the meeting at 8:05 p.m. Second and passed unanimously. The next meeting will be held on July 24, 2008.

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Secretary

Date Approved