

Hickory Lake Estate Owners Association, Inc.
Board of Directors Meeting
May 28, 2009 at 7:00 p.m.
Christ Community Church
1310 John Moore Road – Brandon, Florida

Minutes

Call to Order: The meeting was called to order by T.K. Kimmel at 7:10 p.m.

- **Verify Quorum** - It was verified that a quorum was present: T.K. Kimmel, Leonard Jordan and Cherice Lewis were present. Doug Pinner from McNeil Management was also present.
- **Confirmation of Proper Meeting Notice** – 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 with correction to include a motion made by Leonard Jordan to cancel the current HMI landscape maintenance contract and hire a new landscaper from the proposals provided. Motion seconded by Liz Glen and carried unanimously. Motion to approve minutes with correction was seconded and carried unanimously.

Committee Reports:

- **Architectural Committee:** Brad Ward presented final version of ACC standards for board approval. Leonard Jordan moved to accept the standards as presented. Motion second and carried unanimously. Brad Ward will email the original word document to management for HOA records.

Financials:

- Financial reports were presented by Manager. Delinquent accounts are being processed by attorney. Report filed for audit.

Unfinished Business

- Enforcement actions against 105 Kiana are proceeding. Court date to be set.
- Board discussed recent improvements regarding services provided by HMI. Board instructed manager to keep HMI on a month-to-month contract for now but to keep a close watch for any landscaping issues. At the first sign of trouble, contract will be ended immediately and new vendor will be selected.

New Business

- Reviewed Notices Report and Architectural Report.
- Reviewed Violations Report and authorized manager to forward persistent violators to Attorney.
- Lights at entry damaged and need repair. Sign lights need to be lifted to improve lighting on sign. Manager will contact electrician for repairs and adjustments.

Adjournment

- T.K. Kimmel moved to adjourn the meeting at 8:00 p.m. Second and passed unanimously. The next meeting will be held on July 23, 2009.

Secretary

Date Approved