

Hickory Lake Estate Owners Association, Inc.
Board of Directors Meeting
July 14, 2010 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 Leonard Jordan at 7:00 p.m.

- **Verify Quorum** - It was verified that a quorum was present: Leonard Jordan, Cherice Krohn, Tony Angelini and Steve Letcher were present. Doug Pinner from McNeil Management was also present.
- **Confirmation of Proper Meeting Notice** – Board indicated that meeting notice was posted at least 48 hours in advance.
- **Approval of Minutes** – Tony Angelini moved to waive the reading of the prior meeting minutes and approve them as presented. Motion seconded and carried unanimously.

Financials:

- Financial reports were presented by Manager. Delinquent accounts are being processed by attorney. Leonard Jordan moved to accept financials as presented. Motion second and carried unanimously.

Agenda Items:

- Brad Ward from the ACC presented their recommendation that the HOA not continue to add colors to the existing paint palette and only approve those paint colors which are currently included on the palette. The Board discussed the ACC's request and was concerned that the paint palette might become outdated. Cherice Krohn moved to update the current paint palette to include all recent color additions as identified by the ACC and then to lock the paint palette to prevent further changes for a period of twelve (12) months, with potential additional colors to be considered annually as needed. Motion second and carried by a vote of 3 in favor and 1 (Leonard Jordan) against. Brad Ward will update the color palette as appropriate and supply a copy of the updated palette and list to manager.
- Manager indicated that Mark Combs, who was awarded the bid to pressure wash and repaint the perimeter wall, has been largely unreachable and has failed to perform the work as promised. Manager will follow up with TK Kimmel regarding contact with vendor and next appropriate step.
- Homeowner Joe Colbert provided his comments and/or feedback regarding the collection process and/or attorney employed by the Association to collect from owners such as himself whose assessment payments have fallen into a delinquent status. The Board and manager explained the Association's Uniform Collection Policy and strongly recommended that Mr. Colbert remit full payment as instructed by the attorney's office to avoid further legal action and expense.
- Board reviewed Violations Report, authorized manager to forward persistent violators to attorney, and authorized attorney to proceed with lawsuit against lots still not in compliance after attorney demand.

Adjournment

- Tony Angelini moved to adjourn the meeting at 10:00 p.m. Second and passed unanimously. The next meeting date is September 8, 2010.

Prepared by Manager
on behalf of Secretary

Date Approved