

Hickory Lake Estate Owners Association, Inc.
Board of Directors Meeting
Christ Community Church
1310 John Moore Road – Brandon, Florida

January 12, 2011 at 7:00 p.m.

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 Liz Glenn were present. Kendra Gustafson 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** – Liz Glenn moved to waive the reading of the prior meeting minutes and approve them as presented. Motion seconded by Tony Angelini and carried unanimously.

Financials:

- Financial reports were presented by Manager. Delinquent accounts are being processed and pursued as outlined in the Uniform Collection Policy by the Association attorney.

Agenda Items:

- **Notices Report**
Manager presented Notices Report to Board.
- **Legal Update**
Manager indicated properties in Violation and status of properties with the attorney.
- **Architectural Committee**
The Board indicated an interest in amending the supplemental rules regarding exterior painting. Amended rule would state that the same color combination cannot be used next to each other and in addition to the approved exterior paint palette; the Architectural Committee will consider original color schemes. All requests must still be submitted and owners must receive written approval before beginning any work.
- **Painting of Community Wall**
Board discussed status of the newly painting community walls. The Board determined that it would be the individual lot owner's responsibility to paint the back side of the wall. Board reviewed the cost incurred for repairs to the stucco and top banding of the South walls. A&A Complete Paving repaired areas as requested.
- **Commercial/Oversized Vehicles**
The Board discussed continued concerns regarding commercial vehicle parked within the community. Manger will seek additional information and input from attorney for best way to pursue the violation.
- **Foreclosures**
Manager informed the Board that the management records indicate thirteen (13) lots in Foreclosure. However, this number could fluctuate slightly as management may not have been notified of all properties in Foreclosure.

- **Empty Lot on Bellwood**

The Board expressed concerns with ongoing issues at the empty lot on Bellwood Drive (between 2508 and 2515 Bellwood Drive). Manager will contact Hillsborough County to inquire about lot and to find what steps the neighboring property owners can do to obtain ownership of this lot. Manager will forward information to Cherice Krohn.

- **Adjournment**

Leonard Jordan moved to adjourn the meeting at 8:51p.m. Motion seconded by Tony Angelini and carried unanimously.

Prepared by Manager
on behalf of Secretary

Date Approved