

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

April 6, 2011 at 7:00 p.m.

Minutes

Call to Order: The meeting was called to order by Leonard Jordan at 7:07 p.m.

- **Verify Quorum** - It was verified that a quorum was present. Leonard Jordan, 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** – Leonard Jordan moved to waive the reading of the prior meeting minutes and approve them as presented. Motion seconded by Liz Glenn 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. Manager indicated that the Association has taken title to Unit # 1063 and that an investor has expressed an interest in purchasing the property. Manager will correspond with investor to discuss options to purchase the title.

Committee Reports:

- Architectural Chairman, Brad Ward, indicated that the committee will be meeting tomorrow night to discuss pending ACC requests and establishing Florida Friendly Guidelines for landscaping within the community.

Agenda Items:

- **Notices Report**
Manager presented Notices Report to Board.
- **Legal Update**
Manager indicated properties in Violation and status of properties with the attorney.
- **Pond Maintenance**
Manager indicated that (3) local vendors have been contacted to submit proposals to clean up the litoral shelf surround the South pond; Merryman Environmental, Elite Land Services, and Remson Aquatics. Once all proposals are received, Manager will forward to the Board for review.
- **Wall Painting**
The Board discussed the current look of the columns along the North walls and agreed that the columns need be painted to eliminate the two-tone look that they currently have. Manager will contact vendor (Bruno) to obtain a quote to have the work completed and will e-mail the information to the Board.

- **Parking Violations – Oversized Vehicles**

The Board discussed their continued concerns regarding specific types of vehicles that should not be allowed to park in the community. It was agreed by the Board that the Parking section of the Supplemental Guidelines needs to be revised.

On Motion: Duly made by Leonard Jordan, seconded by Liz Glenn and carried unanimously.

Resolve: To revise the Parking section of the Supplemental Guidelines, 4th sentence, to read: Recreational vehicles, commercial vehicles, boats, trailers, RVs, limousines, tractor trailers and/or cabs, etc. are not to be parked or stored in view at any time within the properties.

- **ACC Painting Guidelines**

Architectural Committee Chairman, Brad Ward, indicated that he would stop by management office to ensure all approved exterior paint colors are listed in the palette binder.

- **Community Newsletter**

The Board indicated that a community newsletter will be mailed to all residents. Leonard Jordan stated that Board Member Cherice Krohn will put together the newsletter. Manager will send out mailing once received from Cherice.

- **Adjournment**

Tony Angelini moved to adjourn the meeting at 8:55p.m. Motion seconded by Leonard Jordan and carried unanimously.

Prepared by Manager
on behalf of Secretary

Date Approved