

Hickory Lake Estate Owners Association, Inc.
Board of Directors Meeting

Providence West Recreation Center
5417 Providence Road – Riverview, FL

July 26, 2011 at 7:00 p.m.

Minutes

Call to Order: The meeting was called to order by Leonard Jordan at 7:11 PM

- **Verify Quorum** - It was verified that a quorum was present. Leonard Jordan, Tony Angelini and Cherice Krohn 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** – Cherice 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.

Reports:

- Manager presented Board with current Notice, Architectural, and Violation Reports. Board indicated to Manager how to proceed with properties currently in Violation. Manger will address accordingly.

Committee Reports:

- Architectural Chairman, Brad Ward, presented a ProScape bid to have stone added to columns of the community walls. ProScape quoted \$6,244 if stone is wrapped on column sides and \$5,838 if the stone is not wrapped on the column sides. The Board discussed the bid and overall improvement of the wall's appearance if stone was added.

On Motion: Duly made by Tony Angelini, seconded by Cherice Krohn and carried unanimously.

Resolve: To approve ProScape bid of \$6,244 to add stone to columns of community wall.

Agenda Items:

- **Column Painting on North Wall**
Manager provided Board with Alhambra Painting (Bruno) prices to complete additional painting on North wall columns; \$125 *if paint is needed*, \$100 *if there is remaining paint from previous work*. Board indicated that they will not proceed with the work since stone is now being applied to the columns.
- **Pond Maintenance**
Manager indicated that only (2) proposals have been received for the South lake Littoral Shelf cleanup work; Meryman Environmental (\$7,325) and Remson (\$3,390). The Board indicated that they would like additional information from each vendor to understand why there is such a large price difference. Manager will obtain requested information and will seek other comparable vendor bids for review at the next meeting.

- **Revision of Supplemental Guidelines**

ACC Chairman, Brad Ward, indicated that the ACC is currently working to update the Supplemental Guidelines. Manager presented Brad with a template document to use to create the revised guidelines. Brad also stated that the ACC is currently in the process of updated the Approved Exterior Paint Palette. Brad will continue to work on revisions and will e-mail to the Board and Manger once completed.

- **Community Newsletter**

The Board indicated that they are still interested in distributing a community newsletter. The Board agreed that it would be best to wait until after the Architectural Guidelines and Approved Exterior Paint Palette has been revised, so that they information can be included in the newsletter.

- **Directors Comments**

The Board reviewed and discussed their questions and concerns regarding recent newspaper articles published relating to Lien Foreclosures and attorney action. The Board would like to continue the discussion at the next Board Meeting.

- **Adjournment**

Tony Angelini moved to adjourn the meeting at 8:30PM. Motion seconded by Cherice Krohn and carried unanimously.

Prepared by Manager
on behalf of The Board Of Directors

Date Approved