

Hickory Knolls Estates Owners Association, Inc.
Annual Meeting
July 16, 2013 7:00 P.M.
1765 Town Center Blvd
Orange Park, FL

Present: Bernie Tebo, Laura Monette, Erich Kohler, Al Atzert, and Linda Woods representing The CAM Team, Inc.

Absent: Nancy Klopfenstein

The meeting was called to order by Bernie Tebo and a quorum was established. Bernie addressed the change in who holds the positions of President and Vice President. Bernie will be President and Al will be Vice President.

Financial Report as of 06/30/2013

CAB Operating Account	\$27,650.70
CAB Money Market Account	\$4,713.13
Regions Bank CD	<u>\$10,803.90</u>
Total	\$43,167.73

Old Business:

Street lights have been ordered and installation will begin in 5/6 weeks. 7 new poles and lights have been ordered.

We are looking for suggestions on when to hold a community garage sale.

New Business Items:

Mailboxes that need to be replaced are the home owner's responsibility but they will need to be submitted to the ARC for approval.

Laura addressed the requirements and cost of placing speed humps in the community. Also provided the home owners with the documents from the county.

Bernie and Laura went over what the board was considering in swing set and picnic table options for the play area. Some homeowners voice concerns in even setting up a play/park area.

The cost of the printing the News letter has been \$100.00 the past 2 months and Laura suggested having it posted on line and/or emailed to home owners interested in receiving it.

Contact information for the Cam team as well as the Board members was provided to the home owners.

Bernie opened the floor to questions /concerns.

There were several questions regarding the new street lights and the existing street lights that are not working.

We have ordered 7 new poles and lights similar to what is existing in the neighbor hood now. The new lights will be larger and provide more light. There will be toggle switches on the new lights that will allow us to turn the lights off to be able to change the bulbs when needed, which the current lights do not have.

Johnny with Johnny Pro Cuts attended the meeting to introduce himself to the home owners and to ask the board what we wanted to do about the silk fence that is up not allowing him to get in to mow the area in front of the fence.

Bernie advised we would look into to see what could be done as far as possibly moving the silk fencing.

Questions were posed about LCI; are they working for us and if they would be back out? Linda advised that our contract has been terminated with LCI.

Several homeowners were concerned about the pot hole and who would handle getting that taken care of.

Linda advised she would call the county to get taken care of.

A question regarding why there were proxies's sent out.

Al advised they might have been needed if there were any items that the homeowners needed to vote on. However it turned out there were no items that needed to be voted on at this meeting.

Board term limits were questioned.

Per the bylaws for our community the term limits for holding office are 2 years.

Suggestion was made that we as a community take a look at the bylaws and determine if any changes might need to be made.

Concern over the stray/wild cats roaming the neighbor hood and what could be done to get this under control. Suggestion was made to remind pet owners via newsletter to be a responsible pet owner and take care of their animals.

Concerns regarding the response time for a call back from the CAM team.

Home owners were advised that if they did not get a call back in a timely manner to reach out via email or call a board member and we would work on getting the problem resolved.

Questions regarding the violation letters that went out with 0 days to address issues, and violations being sent to some people and not others.

Linda advised home owners that they could see the violation tracker if they would like. She also advised that the CAM team changed systems and that is what caused the 0 days to address issue. That problem has already been corrected.

There were also concerns over fireworks during 4th of July.

Bernie advised that we would look at options the community may have regarding holiday festivities.

Al motioned to adjourn the meeting.... Laura 2nd the motion..