

Hickory Knolls Owners Association, Inc.
Board of Directors Meeting
August 21, 2009
Garber Professional Bldg.
6:00 PM

Directors: Al Atzert, President; Joe Kiertekles, Treasurer; Robin Nichols, Secretary; Dan Peters; Bernie Tebo; Laura Monette; Linda Woods and Leslie Woods, The CAM Team at RE/MAX Specialists.

The meeting was opened by Al Atzert, President, welcoming the homeowners attending the meeting. A quorum was present as well as representation from Management.

Financials at the end of July 2009

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|-----------------------|--------------|
| Operating Account: | \$14,872.72. |
| Money Market Account: | \$ 8,735.99 |
| CD | \$10,000.00 |

Liens were filed in July by Awakenings Management. Al presented the updated map of the community which shows vacant home, foreclosures and assessments not paid.

Al spoke regarding the possible need for an electrician for entrance lights. There are five (5) cages currently available for trapping and moving small animals.

Linda and Leslie were introduced as part of the new management team. Linda presented the Collection Tracker to the Board and Leslie presented the Violation Tracker.

A special thank you goes out to the new homeowner who had a block party in July. They had good attendance and provided food for friends and neighbors.

Will Nichols will be deploying to Iraq. There will be a picnic at the recreation area on September 8th to wish him well. The Association will provide food. There is a need for volunteers to assist in setting up and cleaning up afterward.

Three homes were discussed; one with a possible underground water leak, one with vines growing on house, and one with part of the fence down. Management is to look into these properties.

The pond contract was discussed. Currently there is a great deal of undergrowth and algae in the ponds, probably due to increased amount of rain this year.

A homeowner asked regarding parking on the streets. Linda stated that since the streets are public, it is not possible to enforce no street parking unless the vehicles are blocking emergency traffic from flowing through the community.

The next Board of Directors meeting will be held on October 21st at 7:00 PM. This will be a Budget planning meeting and a discussion will take place regarding the possibility of raising the 2010 assessment. The meeting will be held at RE/MAX Specialists office at 1008 Park Avenue, Orange Park, Florida.

The meeting was adjourned at 6:45 PM.

Board of Directors

Date