

Hickory Knolls Estates Owners Association, Inc.
June 27, 2018 6:00 P.M.
2900 Majestic Oaks Lane, Green Cove Springs, FL

Meeting Minutes

Present: Gale Klopfenstein, Laura Monette, Dan Peters, Joe Cooner and Kaitlyn Davidson

Management: K.C. Yarbrough representing the CAM Team

Call to Order: Laura Monette called the meeting to order at 6 p.m., and a quorum of the board was established.

Approval of Minutes: The board reviewed the minutes from the previous three meetings. Laura asked if any homeowners would like to read the minutes, and the board let them read their copies. Laura made a motion to approve the minutes, Gale seconded the motion. All were in favor and the motion carried.

Landscape Presentation by Austin Luke of Grandscape North: Austin presented three options for the landscaping at the entrance of the community. The proposal included an estimate to pressure wash the front fence along Hey, 17 for \$1200. He also presented a landscaping contract for the entire community. The board asked several questions and reviewed the proposal. The board thanked Austin for coming and presenting his proposal to them. The board would like K.C. to get two more landscaping proposals to present to the board at the next meeting.

Manager's Report:

Current Financial Report:

Popular Operating Account	\$ 44,708.82
Popular Reserve	<u>\$ 24,073.54</u>
Total Operating	\$ 68,782.36

Compliance Report: K.C. presented the compliance report to the board for review. K.C. explained the different stages to the board. Joe asked about fining the offenders, but the documents do not have specifications for adopting a fining committee. The communities course of action would be to send non-compliant owners to the attorney for action. The board would like to send force cut letters to properties who are not mowing their lawn giving them 10 days to comply. If not, the association will have the landscaper cut the property and the cost will be charged to the owners account. The board would like K.C. to send out an email with the property date and photo, and the board will vote on having it force cut. Dan made a motion to have the attorney send a letter to 3000 Majestic Oaks Lane for yard maintenance. Gale seconded the motion. All were in favor and the motion carried.

Old Business:

- **HOA Property Deeded from Developer:** The property has been deeded to the association. K.C. brought a copy of the recorded deed for the board the review.
- **Tree Removal:** OP Tree Surgeons provided a quote for \$1400 to remove the tree around the pond that backs up to Quigley House property. The board would like K.C. to get 2-3 estimated for a complete cut down and removal and for trimming back any limbs that would damage property. K.C. will email the estimates to the board for review.

There was also an email sent last week concerning a dead tree leaning over at 2916 Majestic Oaks Lane. The board would like K.C. to get a proposal to cut the tree at the property line. K.C. will email the quote to the board once it comes in.

New Business:

- **Pressure Washing Front Fence:** K.C. presented three proposals for having the front fence pressure washed. After reviewing the proposals, the board would like some additional information. They would like to know what type of cleaner they will use, if they will be using a tank or association water, and does it include brick columns and caps?
- **Remove/replace fence around pond:** K.C. presented a proposal from Coffman fencing to remove the remainder of the fence along the back pond. The board would like K.C. to get a quote from Johnny to remove the fencing and see if Ron's included removing the posts and needs to be revised. The board would also like K.C. to get quotes to install a 6-foot chain link fence, both black vinyl and galvanized.
- **Street Lights:** There are several light poles that have missing caps. The board would like Almsgiving Electric to come out and replace all the missing caps.
- **Concrete Tables and Benches at Park:** Dan and Gale are going to remove the concrete table and benches in the park area.
- **Landscaping at Front Entrance:** Austin Luke presented three options at the beginning of the meeting. Dan would like to know what the association paid for the flowers that were just planted at the entrance. K.C. will check and let the board know if there was an additional charge.
- **Revising Documents:** K.C. reviewed attorney costs for revising a community's documents. The board discussed what would be involved in revising the documents and creating a committee to work on reviewing the documents and suggesting changes.
- **Drain repair at 2972 Majestic Oaks:** The home is being sold and the inspector said that the hole in the concrete drain needed to be covered for safety reasons. K.C. presented two quotes to the board for review. Dan made a motion to approve the quote from Mitch Bulmer if it is compliant with the county. Joe seconded the motion. All were in favor and the motion carried.
- **Secretary position on the board:** Laura made a motion to elect Kaitlyn to the secretary position on the board. Gale seconded the motion. All were in favor and the motion carried.

Resident's Forum:

Adjourn: Laura adjourned the meeting at 8pm. The next meeting will be the Annual Meeting and will be held at the Clay County Library on Fleming Island at 6pm on September