

Hickory Knolls Estates Owners Association, Inc.
Budget Meeting
February 5, 2019 @ 6:00 P.M.
FI Public Library, 1895 Town Center Blvd, Fleming Island, 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 6:00 p.m., and a quorum of the board was established.

Approval of Minutes: The board reviewed the minutes from November 15, 2018. Gale made a motion to approve the minutes, Laura seconded the motion. All were in favor and the motion carried.

Special Guest: Roland Mastandrea with Insurance Solutions of America was in attendance to address the board regarding the association policy and to answer any questions they had. Roland thoroughly reviewed the policy with the board. He instructed them on what each policy is for and what it covers. His presentation was so complete that the board did not have any questions for him once he was done. He explained that the coverage is required by the State of Florida.

Manager's Report:

Current Financial Report:

Popular Operating Account	\$ 46,994.79
Popular Reserve	<u>\$ 25,670.21</u>
Total Operating	\$ 72,665.00

Collection Tracker: The collection tracker was presented to the board and reviewed. Collection letters were sent February 1st for past due accounts. Two accounts that are with the attorney have set up payment plans and are making payments towards past due assessments.

Compliance Report: The compliance report was presented to the board for review. There were no questions or concerns on the report.

ARC Report: The ARC report was presented to the board for review. All three requests had already been approved.

Old Business:

There was no old business to be discussed.

New Business:

Landscaping at Front Entrance: The board would like Grandscapes to prepare a quote for the entrance for the next meeting. They would like to have at least two options on plants and want to stay under \$500. They would also like the plants to be perennials.

Lights: The board would like a proposal to replace three lights at the entrance that are out with LED lights. They would also like a price on adding a breaker box at the lighted sign as you exit the neighborhood. There are two lights in the neighborhood that are out and two poles that are missing the covers that Almsgiving Electric needs to come out and replace.

Pressure Washing: The pressure washer missed panels at the ends of the front fencing on both sides and also didn't get the wall on the left side of the entrance. K.C. spoke with him about the wall and he said he would take care of it. K.C. will contact him about the ends as well and have him take care of those when he comes back for the wall.

The board would like a proposal on pressure washing the sidewalks and curbing on the common areas along the road. Management will send out a map to the board for approval showing what areas are owned by the association as a scope of work for the quote.

Letter to Residents: Joe Cooner presented a list of housekeeping items that he would like to address with the residents. After the board reviewed and discussed, it was determined that Joe would create a letter to include the housekeeping items and send out to the board for approval. He will then hand deliver to each address.

Resident's Forum:

An owner brought up that there are three sections of the front fence that are damaged on the top section. Management will get a price to repair the top lattice sections of the fencing and present to the board at the next meeting.

Adjourn: Laura adjourned the meeting at 7:20pm. The next meeting will be held at Garber Automall at 6pm on April 2, 2019.