

Hickory Knolls Estates Owners Association, Inc.
Budget Meeting
April 2, 2019 @ 6:00 P.M.
Garber Automall, Green Cove Springs, FL

Meeting Minutes

Present: Laura Monette, Dan Peters, Joe Cooner and Kaitlyn Davidson were present.

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 February 5, 2018. Joe made a motion to approve the minutes, Dan seconded the motion. All were in favor and the motion carried.

Manager's Report:

Financial Report:

Popular Operating Account	\$ 49,561.76
Popular Reserve	<u>\$ 25,842.94</u>
Total Operating	\$ 75,404.70

The Association is \$897 under budget for March and \$2,875 under budget for the year.

Collection Tracker: The collection tracker was presented to the board and reviewed. All payment plans are current, including the two accounts that are with the attorney for collections. Past due notices were sent to anyone with a balance. Final letters will be sent out to the accounts that will be over \$900 due to interest charges.

Compliance Report: The compliance report was presented to the board for review. There is a vehicle that is covered with a tarp and is inoperable. The board asked for management to keep sending letters asking it to be removed. There is a tractor trailer parked in the cul-de-sac. Management asked for an address so a letter can be sent letting them know it cannot be parked in the community, and will try to observe during the compliance drive throughs.

ARC Report: The ARC report was presented to the board for review. There was a request for exterior painting. Dan made a motion to approve the request and Joe seconded the motion. All were in favor so the motion carried.

Old Business:

Proposal from Grandscape for Front Entrance: Grandscape provided a proposal to plant the front entrance area for under \$3500. This would include 4 palm trees and re-mulching the area. Joe questioned why the bid wasn't under the \$500 the board asked for and wanted to keep the cost under \$500. Dan made a motion to approve \$500 for perennials to be planted by Grandscape at the entrance. Joe suggested that the homeowners and board volunteer to purchase the plants and schedule a volunteer

day to plant them and some of the homeowners in the audience were in agreement. Dan revised the motion to spend up to \$500 on plants to be installed by homeowners. Laura seconded the motion and all were in favor so the motion carried.

Proposals for Entrance Lighting: There were two proposals for replacing the entrance lighting with LED lights. Grandscape's proposal to install 1 spotlight for each wingwall sign, 4 lights for the palm trees and some landscape lighting around the landscaping wall was \$2000. Almsgiving Electric's proposal was for \$1375.50 and would include replacing the 4 lights at the entrance and a GFI receptacle for the message board. The board would like the lights needs to be installed prior to the planting at the entrance. Dan would like to know what type of lights and a photo of what will be installed by each vendor, so management will request the information from them and email to the board. The vote will be tabled until the information can be sent to the board for review.

Light Pole Covers: The covers are still missing from the light poles in the neighborhood. The vendor is continuing to look for the covers but may have to make them. K.C. will let them board know what he finds out.

Off Agenda: Dan brought up that he would like gravel or some type of ground cover or pathway on the easement by his house because it is an eyesore to the community. K.C. asked if he knew the measurement of the area, but he did not have the information. He stated that something needed to be done because he was sick and tired of kids tearing it up. Mr. Barry stated that the issue was that they cut through people's yards. Mr. Barry thought the area should be closed off. This had been addressed earlier and a legal opinion was received stating that homeowners should have access to that area. Dan would like a gate and a lock installed and make owners get a key to access the area. The suggestion was made to install a gate and put signs on both sides of stating "For Homeowners Only, all others will be prosecuted."

Compliance Letter to be sent to all Homeowners: A copy of the letter Joe had emailed to the board members was reviewed by the board. Laura would like some of the wording changed so that it doesn't sound so harsh. Joe, under duress, will make the changes to the letter. Dan made a motion to change the letter and have it mailed out to all the residents. Laura seconded the motion, and all were in favor so the motion carried.

Pressure Washing Curbs and Sidewalks: K.C. sent over the photos of the front fence and landscaping edge to have him come back and finish and submit a price for the curbing and sidewalks. Dan stated to just forget the fence and get estimates from other vendors for the sidewalks and curbing.

Resident's Forum:

Mr. Barry said that nothing is getting done. He wants to know why the board isn't voting and getting stuff done. He doesn't care how much it costs to do it; he just wants it done. He said that he got a compliance issue on his fence and it's fixed. He said the board has known about the front fence for over 60 days and still hasn't been fixed. He doesn't know who is to blame, but he wants the board to stop screwing around, get the estimates we need and start taking some action.

Adjourn: Laura adjourned the meeting at 7:05pm. The next meeting TBD.

