

Hickory Knolls Estates Owners Association, Inc.
Budget Meeting
June 4, 2019 @ 6:00 P.M.
Fleming Island Library, Fleming Island, FL

Meeting Minutes

Present: Laura Monette, Dan Peters, Joe Cooner , Gale Klopfenstein 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 April 2, 2019. Gale made a motion to approve the minutes, Kaitlyn seconded the motion. All were in favor and the motion carried.

Manager's Report:

Financial Report:

Popular Operating Account	\$ 46,499.15
Popular Reserve	<u>\$ 26,016.13</u>
Total Operating	\$ 72,515.28

The Association is \$2,652.79 over budget for May and \$1,261.28 under budget for the year.

Collection Tracker: The collection tracker was presented to the board and reviewed. Several accounts were paid in full. All payment plans are current, including the two accounts that are with the attorney for collections. Past due statements were sent to anyone with a balance. Final letters were sent out to the accounts that are over \$900 due to interest charges. If payment is not made in 10 days from date of letters, the accounts will be sent to the attorney.

Compliance Report: The compliance report was presented to the board for review. A question was asked about a property that was replacing the roof without submitting an ARC request. They had received two letters and still have not submitted an ARC request.

ARC Report: The ARC report was presented to the board for review. Two fences, one request for pavers, one exterior painting and one roof were approved.

Old Business:

Pressure Wash Sidewalks and Curbs by Frist Coast Home Services: Laura Monette made a motion to approve the work for \$450, and Kaitlyn seconded the motion. All were in favor and the motion carried.

Light Pole Covers: A price of \$67.46 each for the pole covers and there were four poles that needed covers. Laura Monette made a motion to approve the price and Kaitlyn seconded the motion. All were in favor and the motion carried.

Fence repair on Hwy. 17: Coffman Fencing quoted a price of \$250. Laura Monette made a motion to approve the work and Gale seconded the motion. All were in favor and the motion carried.

Entrance Planting: Laura asked for an update on the planting of perennials at the entrance. Joe said they had gone to Pat's Nursery and priced out plants for \$431.70, which was within the \$500 the board approved at the April board meeting. Joe asked for the board to approve another \$100 to \$200 for the entire project. Laura wanted to the board to discuss some other items before a vote is taken to add additional monies to the project.

A homeowner brought up that the tree that was recently planted at the entrance is dead. The irrigation was just repaired and so it has not been getting watered. Management will ask the landscaper about the tree and see if it is guaranteed and find out if it will be replaced since it was in the landscaper's contract to check the irrigation.

New Business:

Joe Cooner wanted to discuss the vines overgrowing in the preserve area to the right of the community on the curve. He would like to get a price to have someone cut and remove the vines out of the preserve area. Management will contact SJWMD to find out what can be done to thin out and remove vines from a preserve area and report back to the board. Dan Peters said that a reputable company will know what they can and cannot do in a preserve area as far as clearing.

Joe Cooner said that two people did not get the HOA letter that was sent out by the board. Management will send Joe the email that was sent to the printer with the list of the names and addresses. An owner asked if a copy of the letter could be added to the Facebook page. K.C. asked Joe for a name or address of someone who said they didn't get the letter, and Joe said that Shannon at 3083 said she didn't get the letter. K.C. had pulled up the list and said that they were on the homeowner list that was sent to the printer and were sent the letter. K.C. asked for the other name and Joe said he didn't have anyone else. K.C. said she just sent the email to Joe so he could review it for anyone else who said they didn't receive it.

Dan Peters nominated Rick Berry to join the board. Laura said that she hesitated to vote yes because Dan said to her over the phone that he intended to stack the board to get what he wanted, and she doesn't believe that is the best for this community at this time. She also said that with the turmoil the board will face finding a new management company in the next 30 days, the seated board needs to sit down and work together to figure it out. Joe Cooner seconded the motion. Laura and Kaitlyn were opposed.

Gale asked before he voted for some clarification on what the board needs to do about a management company. Laura said that in order to move on, the board will have to get proposals from management companies. Dan had sent out an email asking if Tammy Lewis could be the CAM for the association. Laura sent it out to the board who agreed to see if that was a possibility. Tammy Lewis is not a licensed CAM, so K.C. spoke with the owners and the decision was made to give notice to the association that they were terminating the contract. Laura then contacted several management companies and three sent

proposals. The current contract with the CAM Team is \$500 per month and all of the proposals were significantly more. Laura stated that it was her opinion that they could not get a new management company without having to raise the assessments. Laura suggested getting more proposals for the board to review.

Management Contract: The CAM Team has a letter to the association giving the required 30-day notice that they are terminating the contract. Among the three proposals Laura received, she didn't recommend any of the three and wanted to get more proposals. Laura asked the reason the CAM Team is terminating the contract and K.C. said it was because of Dan Peters and his unprofessionalism. A homeowner asked if there was any way to resolve the differences that exist and Dan Peters said he would stay on the board and watch but stay silent. 29.35 left

Resident's Forum:

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