

Hickory Knolls Estates Owners Association, Inc.
October 1, 2019 @ 6:00 P.M.
Fleming Island Library, Fleming Island, FL

Board Meeting Minutes

Present: Laura Monette, Rick Berry, 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 6:02 p.m., and a quorum of the board was established.

Approval of Minutes: The board reviewed the minutes from June 4, 2019 and the special board meeting. Laura made a motion to approve the minutes, Gale seconded the motion. All were in favor and the motion carried.

Manager's Report:

Financial Report:

Popular Operating Account	\$ 38,815.38
Popular Reserve	<u>\$ 26,362.32</u>
Total Operating	\$ 65,177.70

The Association is \$491.99 under budget for September and \$2,860.66 under budget for the year.

Collection Tracker: The collection tracker was presented to the board and reviewed. Four accounts were paid in full and five accounts are with the attorney for collections.

Compliance Report: The compliance report was presented to the board for review as well as the list that was emailed to the board by Joe Cooner. The report shows both open and closed violations. The list was reviewed and discussed, and management would like direction from the board on items like shutters and pressure washing driveways. Joe Cooner made a motion to include pressure washing in the compliance inspection and was seconded by Gale. Rick Berry stated that he was opposed to sending letters for pressure washing and Laura Monette agreed. Many owners present states opposition to letters regarding pressure washing because of drought conditions and water consumption. The vote was taken, and Joe was in favor, Gale abstained from voting and Rick, Laura and Kaitlyn were opposed. The motion did not carry.

Rick Berry asked about the tree trimming that was listed on Joe's list over the sidewalk. He would like management to find out who would be responsible for it and asked if we could have the landscaper trim it. Management will check with the landscaper and see if they can trim it at no additional cost to the association.

ARC Report: There were no new ARC requests. Rick Berry asked to check and make sure he was on the list to get the requests because he hasn't received anything. Management will check and make sure he has been added in to Smartwebs and send him his login information.

Old Business:

Entrance Irrigation Proposals: Joe Cooner stated that the system needs to have someone come out and troubleshoot it. He said that they are not troubleshooting the system, and he did not want anyone to fix the riser to the sprinkler system but rather to trouble shoot the system by using a pressure gage at different stages to find out where the pressure loss comes from. Mr. Davidson, an owner, said that he knows about these systems and it

would be very expensive to have what Joe wants done. Laura asked if there was somebody Joe would like to come out and look at the system because both proposals came back with the same proposals, but he did not know anyone that he would recommend. After discussion by the board, the consensus was for management to get a quote from Grandscape to have a sprinkler head installed on the outside front the north bed to spray into the bed. Laura made a motion to have Grandscape give the proposal and Kaitlyn seconded the motion. Joe, Gale, Kaitlyn and Laura were in favor and Rick was opposed. Management will get Grandscape to give a quote on installing the sprinkler head at the entrance.

The board would also like Austin with Grandscape to replace the holly tree at the entrance because it has been looking rough for almost a year now.

New Business:

2020 Budget: The 2020 proposed budget was presented to the board for review and discussion. The community events budget for \$400 needs to be removed and replaced with \$0. The \$400 will be added to the deferred expenditures line. The fence maintenance budget was reduced by \$1000 for 2020. Legal fees were also reduced by \$250.

Joe asked why we had to wait to approve the minutes. He would like the minutes to be emailed to the board for approval by email so it can be posted before the next meeting. Management suggested sending the minutes out to the board for review and posting the minutes as a draft on the website until they can be approved at the next board meeting. Once the minutes are approved, the draft will be replaced with an approved copy. Laura motioned to post a draft copy of the minutes once reviewed by the board through email. Gale seconded the motion, and all were in favor, so the motion carried.

Resident's Forum:

Rick Berry wanted to discuss the graffiti on the street. Management called Public Works and they went out and looked at it but will not cover it unless it has profanity. Since there wasn't an eyewitness that observed the person(s) painting the area, the board would like a violation letter sent to everyone on the cul-de-sac to ensure that everyone is aware that it is not allowed. Be sure to include in the letter that the association is having it cleaned up and that it is an act of vandalism and for anyone to contact the CAM Team if they have any information on who did it.

The sign is missing at the playground and the question was brought up as to if it should be replaced. The sign has been replaced a couple of times and keeps going missing.

Rick Berry wanted the board to discuss the easement that goes to the pond in the back of the community. He would like the board to discuss options of what can be done in the area. The foot traffic causes the area to become muddy and needs to be addressed. It will be added to the agenda for the next meeting to discuss how to clean it up some and make it harder for the teenagers to access it as a pass through.

Joe Cooner would like the photos on the website to be updated, which would be a possibility. If the board would like to send photos to management, they will be put on the website.

The hedges were brought up on one of the properties. Management said that the issue was presented to the board in the past and the attorney was brought in to advise what the associations options are. The owner presented a letter from the developer stating that those hedges could be planted there, so the association had no rights to have them removed. The association does have the right to ask them to be maintained according to the C&Rs. The neighbors own the air rights to their property and have the legal right to trim anything coming over the property line.

Adjourn: Laura adjourned the meeting at 7:35pm. The next meeting will be held on December 3, 2019 at 6pm at the Green Cove Springs Police Department.

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