

Hickory Knolls Estates Owners Association, Inc.

February 10, 2021 @ 6:00P.M.

Green Cove Springs Police Department

1001 Idlewild Ave.

Green Cove Springs FL 32043

Board Meeting Minutes

Present: Laura Monette, Gale Klopfenstein, Rick Berry, and Edie Dozsa, were present.

Management: Michelle Brown representing the CAM Team

Call to Order: Laura Monette called the meeting to order at 6:01 p.m., and a quorum of the board was established.

Approval of Minutes: The board reviewed the minutes from the June 4, 2010 meeting and September 29, 2020 Organizational Meeting. Rick Berry moved to approve the minutes, and Gale Klopfenstein seconded the motion. Motion unanimously passed.

Manager's Report:

Financial Report:

Popular Operating Account	\$ 56,828.64
Popular Reserve	<u>\$ 27,957.42</u>
Total Operating	\$ 84,786.06

Collection Tracker: The collection tracker was presented to the board and reviewed. The outstanding balance on collections is \$7,846.12. First warning statements mailed to those owners that were delinquent. Rick Berry moved to send ITL to those accounts more than a year delinquent and begin the collection process. Laura Monette seconded the motion. Motion unanimously passed.

Compliance Report: The compliance report was presented to the board for review. The list was reviewed and discussed.

ARC Report: There were no new ARC requests.

Old Business:

General Maintenance:

- Pond Maintenance – The association received a cancellation notice from Southern Sportsman Aquatics. Two companies were contacted for pond maintenance, Charles Aquatics and Solitude Lake Management. Charles Aquatics declined to bid at this time due to the easements being block and not able to access the lakes. Discussion ensued, it was recommended that the association contact Quigley House and request access through their property. It was also requested that we search the archived ARC's to see if the fences blocking the easements were approved with conditions regarding the pond access. Rick Berry moved the approve the proposal submitted by Solitude Lake Management, Gale Klopfenstein seconded the motion. Motion unanimously passed.
- Playground Swing set – During the last storm a tree fell over in the playground damaging the swing set. Discussion ensued it was decided that the swing set will be removed.

- Fence Panel – the fence panel that is in the process of being replaced is delayed due to the contractor having a difficult time matching the color of the fence panels. It was brought to the board’s attention that the association’s perimeter fence was discontinued. The board recommended a panel be removed from the south end of the fence and used for the repair.

New Business:

- **Board Resignation / Appointment:** Kaitlyn Davidson submitted to the board her resignation from the board. The board is requesting volunteers for serving on the board. Alison Martin expressed interest in serving on the board. Rick Berry moved to appoint Alison Martin to the board and Gale Klopfenstein seconded the motion. Motion unanimously passed.
- **Lots for Sale** – submitted for board review are listings for 2 lots near Hickory Knolls that are now for sale. The listing agent wanted to let Hickory Knolls have first option on purchasing the lots. The lots are selling for \$75,000.
- **Community Yard Sale:** The Spring Community Yard Sale is scheduled for March 27th. Suggested the board purchase a banner for the entrance. “Community Yard Sale Saturday”
- **Spring Cleaning Letter:** Submitted to the board for review and approval a draft letter to send out to owners as a friendly reminder of the community rules and regulations.

Resident’s Forum:

Adjourn: Laura adjourned the meeting at 7:47 pm. The next meeting will be confirmed at a later date at 6:30 pm at the Green Cove Springs Police Department.