# Hickory Knolls Estate Homeowners Association, Inc. Board of Directors Meeting Wednesday, May 11, 2022

#### Minutes

The meeting was called to order at 6:32 p.m., at the Green Cove Springs Police Department located at 1001 Idlewild Avenue, by Kris Kolacz, President.

**Quorum** – A quorum was established. Present were: Kris Kolacz, Alison Martin, and Edie Dozsa; Noah Ackerman, CAM represented The CAM Team.

#### Minutes:

The Minutes from the February 15, 2022, Board of Directors meeting was provided by management. Edie Dozsa motioned to approve of the minutes, Alison Martin seconded the motion. Previous meeting minutes were approved.

#### Management Report:

• Financial Report – As of April 30, 2022

The Balance of the April 30,2022 Financials were:	
Popular Operation Account	\$64,779.33
Popular Money Market Account	<u>\$29,475,.29</u>
TOTAL	\$94,254.62

Total Accounts Receivable as of April 30, 2022, is \$5,163.44. From May 1 to May 11 \$576.00 was collected. Total outstanding collections as of May 11<sup>th</sup> are \$4,581.44. There is a total of eight (8) accounts in collections.

#### • Covenant Violations:

A violation report was provided to the Board for review. There was a total of forty-seven (47) violations during the previous drive through.

34 Stage 1
05 Stage 2
08 Stage 3
47 Total Violations

#### **Old Business:**

#### Pond Three Fountain Repair

Three proposals were provided to the Board of Directors, Innovative Fountain Services placed a bid of \$11,911.12, The Lake Doctors placed a bid of \$4,515.00, and Solitude Lake Management came in at the lowest cost at \$2,622.68. Kris Kolacz motioned to approve Solitude Lake Management to do the repair of pond three's fountain. Alison Martin seconded the motion. All was in favor. Management will reach out to Solitude Lake Management to begin the repair. The Board of Directors asked that management obtain a timeframe for how long it takes to receive the equipment for repair as well as the day and time they will be out to begin the repair.

#### • Fence Lattice Repair

Management spoke with Mitch Bulmer, handyman, he stated that the fence lattice out in Hickory Knolls is not in stock, and the colors are not available. Dan Peters stated that he had extra fence panels that we could replace the outside lattice with. Dan stated that it may be a good idea to move the lattice on the

outsides to fill in the empty spaces. Management let the board know that they will get with Mitch and see if this is a probable way of moving forward.

## • Grand Scapes North Entrance Restoration

Grand Scapes North is the current landscaper for Hickory Knolls Estates. Amber Cox the previous CAM reached out to Grandscapes about the front entrance restoration and requested that it be maintained. Management will reach out to Grandscapes about the restoration and planting of flowers at the entrance of the community. If Grand Scapes continues to not do their job, then the board will begin to investigate obtaining bids for new companies.

### **New Business:**

## • Lake Maintenance Proposals

The previous manager added a proposal from The Lake Doctors to maintain the ponds. The Board of Directors would like to table this until further notice to see if Solitude Lake Management improves.

### **Open Forum:**

- A homeowner stated that the entrance of the neighborhood has not been pressure washed in over two (2) years. The Board of Directors stated that they wanted to obtain bids for the pressure washing of the front of the neighborhood.
- Richard Berry stated he would like to join the Board of Directors. Kris Kolacz motioned to allow Richard Berry to join the Board of Directors. All in favor.
- Daniel Peters stated he would like to join the Board of Directors. Kris Kolacz motioned to allow Richard Berry to join the Board of Directors. All in favor.
- Alison stated that in the front of the neighborhood there are community letter board and electronic sign and underneath the sign is a bare spot of land. Alison asked if the location the signs would need to be maintained by the association or the homeowner. Management will look into this.

## Adjournment

All business being completed, Kris Kolacz made a motion to adjourn the meeting. Alison Martin seconded. None opposed and the meeting was adjourned at 7:34 p.m.