

**Hickory Knolls Estate Homeowners Association, Inc.**  
**Board of Directors Meeting**  
**Tuesday, July 26, 2022**

**Minutes**

The meeting was called to order at 6:30 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, Dan Peters, Rick Berry, and Edie Dozsa; Noah Ackerman, CAM represented The CAM Team.

**Minutes:**

The Minutes from the May 11, 2022, Board of Directors meeting was provided by management. Rick Berry motioned to approve of the minutes, Kris Kolacz seconded the motion. Previous meeting minutes were unanimously approved.

**Management Report:**

- **Financial Report – As of June 31, 2022**

The Balance of the June 31, 2022 Financials were:

Popular Operation Account	\$59,313.84
Popular Money Market Account	<u>\$29,677.80</u>
<b>TOTAL</b>	<b>\$88,991.64</b>

Total Accounts Receivable as of June 31, 2022, is \$1,054.40. Total outstanding collections as of June 31<sup>st</sup> are \$1,512.46. There is a total of four (4) 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.

25 Stage 1
11 Stage 2
11 Stage 3
<b>47 Total Violations</b>

**Old Business:**

- ***Exterior Fence Repair***

The exterior fence has been in disrepair for the last three months. Mitch Bulmer, a handyman used by The CAM Team, has ordered correct lattice pieces with a sample. Whenever the piece arrived Mr. Bulmer compared it to a sample that he took, and it was the wrong color. Duval Fencing may not be the company to order it from. Tammy in our office brought it to my attention that Ron Coffman may have been the one that has ordered the pieces in the past. I will be contacting Ron in the morning to see if he can assist us in getting the lattice ordered. Mitch will be out tomorrow 7/27/22 to repair the slats in the fence.

- ***Solitude Aerator Repair***

The Aerator repair previously approved estimate in the May 11, 2022 Meeting was out of date. Solitude Lake Management sent another estimate costing \$3,564.20. Repair has already been completed. Kris Kolacz motioned to approve of the repair of the pond aerators. Dan Peters seconded the motion. The motion was carried unanimously.

### **New Business:**

- ***Resignation of Allison Martin***

Allison Martin resigned from the Board of Directors effective July 6, 2022.

- ***Termination of Grandscape North***

A Termination letter has been sent to Austin at Grandscape on July 11 and is effective as of September 9th, 2022. Management is currently obtaining bids from companies such as Greenway Landscaping, Trimac Outdoors, Bold City Landscaping, and Tree of Life Landscaping. Kris Kolacz made the motion to terminate Grandscape North; Dan Peters seconded the motion. The motion passed unanimously.

- ***Palm Tree Trimming***

The Board of Directors obtained bids from Grandscape North and DJ's Tree Service. Grandscape bid \$345 per tree and we wanted the four trees in the front of the neighborhood trimmed which would be \$1,380. DJ's Tree service said they would do all four for \$225 and haul away the materials. The board of directors has decided to go with DJ's Tree Service for this project. Kris Kolacz made the motion to approve the estimate we received by DJ's Tree Service; Dan Peters seconded the motion. The motion passed unanimously.

- ***Pressure Washing Proposals***

The board requested that management reach out to obtain pressure washing quotes. Management has reached out to Jaxhandyman requesting a bid on pressure washing and never received an email back. JL Power Washing was reached out to and gave a bid of \$565.12. Joe's Window Washing was also reached out to and has given a bid of \$1,075.00. The board further discussed the scope of work given to the companies and mentioned that one section of the common elements was left out. Management will ensure that we get another estimate with a more accurate scope of work. Edie Dozsa made the motion to approve the estimate we received by JL Pressure Washing with the exception that the estimate does not increase more than \$200 over the original estimate; Dan Peters seconded the motion. The motion passed unanimously.

- ***Pressure Washing Proposals***

The board of directors has been looking into getting quotes for the entrance landscaping after the termination of Grandscape North. Management has reached out to Pat's Nursery, who referred Tree of Life Landscaping and has not received any quotes. The Board of Directors recommended that management look into having TLC put a bid in on doing the front entrance.

### **Open Forum:**

- Rick Berry mentioned that the streetlights needed to be painted, that the bottom caps are missing on the light poles and bugs are getting into the lenses and we need to get them cleaned.

### **Adjournment**

All business being completed, meeting was adjourned at 7:45 p.m. by Kris Kolacz