

Hickory Bay Towers Board Meeting  
February 13, 2024  
2:00 PM in the Party Room  
Building #2

Members present:

George Kemp  
James Arnold  
Ernie Bates  
Rob Jones  
Gary Reinke  
Julia Crawford  
Grace Martin  
Lisa Pyles

James Arnold opened with a prayer.

Minutes were accepted by James Arnold and approved by Ernie Bates.

Ernie Bates reported that Hickory Bay Towers has \$365,000.00 less \$150,000.00 from the insurance company held in reserve for the new roof.

Rob Jones reported that the electrician has inspected the elevator area to bring the it up to codes in preparation for the elevator installation. Items that will have to be replaced are the sump pump, electrical fixtures.

The area can have no exposed low voltage wires. All such wiring must be in conduits from any satellites that have been placed on the roof. The satellites either need to be replaced or removed. It is recommended that residents need to be on Comcast and that satellites not be installed on the new roof. Those keeping the satellites will need to contact their provider to have them core drill into the 5<sup>th</sup> floor and put all the wiring in conduits. Again, this must be done and in order to be compliant to codes before the can elevator is installed. A notice will be sent to this effect to the residents.

George Kemp stated that the contact information and a list of who has keys to the units need to be updated. Also, anyone who has a storage building, boat, R.V. etc. must have their unit number displayed.

The fence row has been cleaned out and, in the process, revealed a sink hole. The sawdust and trash need to be disposed of. Rob has someone to do this for \$350.00. Rob could smash the fountain and use the rubble to fill in the sink hole.

Julia Crawford and Lisa Pyles will distribute the forms necessary for updating the contact list.

It was decided that Tracy Watson should be removed from the board.

There are to be no large commercial trucks parked in the front of the building. There is an area at the rear of the property that can be used for this. This will be tried on a trial basis.

Rob Jones has been dealing with numerous leaks in the units. He has met with Ty Carter. Ty has been told to wait on adjusters from the insurance company and from the lawyers before he can make any patches. The adjusters are scheduled to be here on February 14. Ty will be out on February 15 to put piranha strips down to keep the water going directly into the gutters.

It was stated that any decisions made regarding flooring for the lobby area must be presented to the board for approval.

It was decided to pay \$15,000.00 to expedite the elevator installation to 4 weeks. James Arnold motioned to accept this and Ernie Bates seconded the motion.

Rob Jones reported that he has gotten a bid for new crash bars for the four fire doors. Kennedy Locksmith bid \$4,900.00 for stainless-steel bars for all four doors and the Fire Marshall has approved the stainless-steel bars.

Darlene Shelton will meet with the board on February 22 to nail down the by-laws.

Rob Jones has been set as an exempt employee.

James Arnold motioned to adjourn.  
George Kemp seconded the motion.