

**Hickory Bay Towers Board Meeting**  
**April 9, 2024**  
**6:30:00 PM in the Party Room**  
**Building #2**

Members present:

George Kemp  
Ernie Bates  
Lisa Pyles  
Grace Martin

James Arnold  
June Fennell  
Darlene Shelton, RowCal

George Kemp opened the meeting. The motion was made by James Arnold to approve the minutes. June Fennell seconded and the board approved minutes. Gary Reinke has given notice that he is resigning.

The beginning discussion was in regard to the status of the roof repair. The insurance agent, Richard Coker, is to meet with the Board 6:30 p.m. on May 15<sup>th</sup> in Building 1 to clarify the situation concerning the roof. Darlene Shelton will also attend the meeting. The insurance adjuster and the adjuster for the roofing company are currently in arbitration. The lawyer is not yet involved.

After an extended discussion of the amendment. It was suggested that a possible cap of 25% on the number of renters in Hickory Bay Towers. It was suggested a higher maintenance fee of approximately \$350.00 and that there also needs to be a way to vet those might rent.

James Arnold stated that we have already approved the amendment as it is and we should proceed with it. Darlene will assemble a packet to be given to each homeowner and it will be delivered door to door in both buildings with the understanding that the homeowner may call anyone on the board if they have questions regarding the ballot. Teams will go door to door on April 15<sup>th</sup> and the meeting for the vote will be in the party room at 2:00 p.m. April 22<sup>nd</sup> in Building 1 and at 4:00 p.m. in Building 2. All owners of the rented units will receive the packet by U.S.P.S and will be encouraged to attend one the April 22<sup>nd</sup> meetings. There must be 78 affirmative votes in order to pass the amendment. Proxies will be included with the with the email blast that Darlene will send out.

Ernie Bates made the Treasurer's Report.

|                                               |                      |
|-----------------------------------------------|----------------------|
| March Expenses                                | \$ 14,371.00         |
| Transferred to Reserve                        | <u>\$ - 4,917.00</u> |
| Total March Expenses                          | \$ 19,288.00         |
| <br>Estimated Monthly Ins. Beginning in July  | <br>\$ 7,000.00      |
| <br>March Income                              | <br>\$ 32,240.00     |
| <br>Current Bank Bal.                         | <br>\$ 379,130.00    |
| Less: Ins. Pmt. for roof.<br>(in arbitration) | <u>\$ 155,000.00</u> |
| Available Balance                             | \$ 224,130.00        |

There have been no bids for the repair to the balcony.

Ernie expressed concern regarding the cost of work that has to be done before Otis can begin the installation. George commented that much has already been completed and inspected by the Fire Dept. and the electrician and had been approved. \$125,000.00 has already been paid to Otis Elevator and the question was raised as to why nothing is being done. George stated that he has just today received an email from Otis saying the work will not begin until August or September. Frustration was expressed by the Board. Darlene said that she would call a gentleman in management at Otis that she has dealt with before. George commented that he would like to be a part of the conservation.

Ernie also asked about the Hart Property Survey. Darlene asked if the proposal had been approved. George made the motion to approve Hart to do the survey. It was seconded and the Board approved.

Amazon has paid for the repairs for the damaged portico. Mid-South will do the repair.

James mentioned that the bushes at the carports for Building 2 need to be trimmed. George stated that he would contact the same company that cleared the fence line

Lisa requested a code to enter the building. George said he would issue a code for the board members. Also, it was stated that the first responders also needed a code for entry. Darlene asked if it would be possible for RowCal to have access to the same code. She also stated that RowCal will require a locked box with the keys to the condos in each building to be used in case of emergency.

James Arnold made the motion to adjourn the meeting. Lisa Pyles seconded the motion and the Board approved.