

Hickory Ridge, Cocoa

HOA Board Meeting Agenda

Thursday, July 30, 2026

Association: Hickory Ridge, Cocoa

Location: Cocoa Library

Time: _____

Meeting Type: Regular Board Meeting

1. Call to Order

Meeting called to order at _____ by _____.

2. Roll Call and Quorum

- Board members present: _____
- Board members absent: _____
- Quorum established: ☐ Yes ☐ No

3. Approval of Prior Meeting Minutes

Review and approve the minutes from the previous board meeting.

Motion: _____ Second: _____

Vote: _____

4. Officer and Committee Reports

- President's report –
- Treasurer's financial report – IF ASKED
- Secretary's report - READ MINUTES
- Landscape, maintenance, or facilities report
 - WORKED WITH LANDSCAPER TO IMPROVE COMMON AREAS ESPECIALLY THE RETENTION BASIN. NO EXTRA COST
 - PUT UP SIGNS NO PARKING FOR CARS PARKED ON THE PROPERTY – MOWERS CAN'T MOW – NO COST
 - CLEANED THE MONUMENT SIGN – NO COST
 - PLANTED NEW PLANTS AROUND THE SIGNS - NO COST

4. Old Business

- Landscaping – They started cutting the grass on the basins and around the tops. We had to let it grow to re-establish the roots for more growth.

5. New Business

- Discuss vendor proposals, contracts, or service needs
 - WE HAVE DECIDED TO DISOLVE OUR RELATIONSHIP WITH AUTOMATIC RAIN AND WILL BE USING SEA OF GREEN FOR SPRINKLER INSPECTION AND REPAIR.
 - THE BOARD IS INVESTIGATING THE NEIGHBOORHOODS INSURANCE TO GET PROPER COVERAGE AND BETTER COST.
 - INVESTIGATING GETTING OUR POWER BILL REDUCED THROUGH FPL.
- ARC FORMS – GOING FORWARD ARC FORMS WILL BE CHARGED \$50 EACH ACCORDING TO OUR COVENANTS.

OUR BUDGET MEETING IS SET FOR NOVEMBER 10TH. PLEASE CHECK THE WEBSITE FOR ANY UPDATES OR CHANGES OF DATES.

AS A BOARD, WE HAVE DECIDED TO REMOVE BP DAVIS AS OUR PROPERTY MANAGEMENT COMPANY. AFTER LOOKING AT MULTIPLE COMPANIES, WE HAVE DECIDED TO CONSIDER KEYS PROPERTY MANAGEMENT ENTERPRISES, INC. LET ME INTRODUCE SCOTT HEADRICK. WE WILL HAVE A Q&A FROM THE OWNER

7. Action Items and Next Steps

Action Item	Responsible Party	Due Date	Status
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

8. Next Meeting Date

Next meeting scheduled for: NOVEMBER 10TH, 2026

9. Adjournment

Motion to adjourn by _____; seconded by
_____. Meeting adjourned at _____.