

Hickory Creek HOA Board of Directors
Meeting location: Abess Park ES, 12731 Abess Blvd, Jacksonville, FL 32225
Monday April 10, 2023
Meeting Minutes

Meeting called to order by President Justin Smith at: 6:35 pm
 Roll Call: Quorum Yes NO
 Per By-laws quorum consists of 4 of 7 Board Members in attendance

President	Justin Smith	Term ends 2/2025
Vice President	Lennette Hauver	Term ends 2/2025
Treasurer	Lisa Jennings	Term ends 2/2024
Secretary	Emily Will	Term ends 2/2025
Member at Large/ACC Chair	Dan Schwartz	Term ends 2/2025
Member at Large/Newsletter Chair	Jill Smith	Term ends 2/2025
Member at Large	Bobby Queen	Term ends 2/2024
Member at Large	Bill Maynard (resigned)	Term ends 2/2025

Committee Chair and Co-Chairs

Lakes Committee	Bobby Queen
Web Master & C-Pac Rep	Nell DeCoursey absent
Welcoming Committee	Stephanie Larson absent
Neighborhood Watch Committee	Vacant
Social Committee	Dan Schwartz
Newsletter	Vacant

Guests:

Purpose of Meeting: Report activity of previous month and planning for upcoming months.

Notice Board Meetings are Recorded

ACC Reports

ACC Committee: Chairman, verbal report – DS, Start @ 6:36 pm - no new requests

Violations:

Old:

New: DS, there are multiple lots that need cleaning up and mowing. He will contact each homeowner in person and ask them to correct their particular problems. No lots were specified by number. No violation letters will be sent. Mention of burned house and who will mow.

Variances Requests: paperwork filed with ACC chair only.

1. Shed not moved, variance request submitted prior to holidays or early this year. DS rechecking when variance submitted. Corner lot on Rock Rose (no lot # stated). JS will text to follow up with the homeowner.

Complaints Received during meeting: None

General Meeting Minutes

Committee Reports start 6:54 pm

Secretary Report: EW, Report submitted by LH

- 1) Review of the Apr 10, 2023 HOA Meeting minutes.

LJ motions that the board accepts the Apr 10, 2023 HOA meeting minutes as presented, DS seconds the motion. Motion to accept the Secretary's report as presented – **Approved**

Treasurer's Report: LJ, Report submitted

1. Review of the Treasurer's Budget report dated March, 2023
 - a. Seven payments received
 - b. Three regular expenditures
 - c. 19 outstanding dues for 2023
2. LH motions that the board accepts the March, 2023, Treasurer's report as presented, DS seconds the motion. Motion to accept the Treasurer's Budget report as presented – **Approved**

Lakes Committee BQ

Latest report dated 3/23. BQ is still unable to login to the HC account to see the monthly statements. There is a customer portal but we do not have a login. Need to have weir #3 repaired but companies either do not want to bid on a small job or are overpriced. BQ not sure the reports are very helpful, they do not contain specific information.

Website: ND, no report

Newsletter: Editor-vacant

LH recommended making a Facebook post requesting a volunteer. EW mentioned the possibility of a student using the job for resume padding/experience. JS said he would see if his daughter is interested in the post.

HOA Monthly Business Schedule

April:

- Final prep for April community yard sale. DS asked for volunteers to help put up signs.
- Summertime meeting location - Abess Park Elementary will be closed for summer. Panera mentioned as a possibility. Zoom dismissed by committee members for poor video quality. LJ offered her house as a meeting location.

No Change

Welcome Committee: SL

Social Committee: DS

EZ Eatz Friday, April 14, 2023

Yard of the Month:

Date	Yard of the Month, 2023
April, 2023	317 Lazy Meadow Dr, E - Lot # 50
May, 2023	

Old Business:

1. **4/10/23** - looking for several estimates re: staining and pressure washing. Waiting to hear back from Kevin.
3/13/23 - LH tabled this discussion until JS can be here.
2/13/23 - company has not returned calls to JS regarding pressure washing the fence. He asks that the BOD submit companies to do the pressure washing
1/10/23 - Fence – will need to be pressure washed before staining/painting, JS wants to get an estimate from Triple G first. JS asked and got a 1-year warranty on the fence.
2. **4/10/23** - JS got the name of a new attorney, checking with them to see if they will represent Hickory Creek. Recap of MARTA and current attorney issues.
3/14/23 - JL - JB, has spoken to a new attorney regarding the status of our CCR's under the MARTA rules. Our current attorney Crabtree Law, is not correct. He will talk to JS when he has all the information.
2/13/23 - Crabtree Law, the HOA's new attorney Chuck, wants \$3000.00, to revalidate the CCR's. He says they are not correct under MARTA. JB says he will get with an attorney friend of his. This discussion will be tabled until more information has been acquired.

New Business:

1. **4/10/23** - LH recommended joining an ink club for cheaper printing. Replacement cartridge recently ordered was \$75. Committee members agreed that they do not want all documents to be virtual and do still want to continue printing. JS asked LH to get an estimate.
2. **4/10/23** - Jill said the property across from the Hickory Creek Nursery sold; keep an eye out for rezoning.

Meeting Adjourned by President Justin Smith, at 7:48 pm

Respectfully submitted
Emily Will, Secretary