

**Hickory Creek HOA Board of Directors**  
**Meeting location: Abess Elementary School, Jacksonville, FL 32225**  
**Tuesday February 13th, 2024**  
**Meeting Minutes**

Meeting called to order by Vice President Lennette Hauver at: 6:32pm  
 Roll Call: Quorum **Yes** NO  
 Per By-laws quorum consists of 5 of 8 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	Leeann Reilly	Term ends 2/2025
Member at Large/ACC Chair	Dan Schwartz absent	Term ends 2/2025
Member at Large/Newsletter Chair	Jill Smith absent	Term ends 2/2025
Member at Large	Bobby Queen	Term ends 2/2024
Member at Large	Kevin Muire absent	Term ends 2/2025
Member at Large	Robert Hopkins absent	Term ends 2/2026

**Committee Chair and Co-Chair's**

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

Guests: Chad Glover & Olivia Roorbach

**Purpose of Meeting: Report activity of previous month and planning for upcoming months.**  
**Notice Board Meetings are Recorded**

**ACC Reports**

**Committee:** Chairman, verbal report – JS, Start @ 6:34 pm

**Violations:**

- Old: Dan spoke with Lot # [redacted] and they have agreed to communicate better with the HOA board.
- New: Lot # [redacted] submitted a request for a new covered patio
- Lot # [redacted] notified DS they will have a pod delivery for an extended period of time.
- Lot # [redacted] submitted a request for a paver patio and retaining wall.
- Board voted and approved Lot # [redacted]'s request. Tabled Lot # [redacted]'s request until DS & JS can take a look in person.

**General Meeting Minutes**

**Committee Reports** start 6:41 pm

**Secretary Report:** LR, Report submitted

1. Review of the January 2024 Board Meeting minutes.
2. LJ, motions that the board accepts the minutes as presented, LH, seconds the motion
3. Motion to accept the Secretary's report as presented – **Approved**

**Treasurer's Report:** LJ, Report submitted

1. Review of the Treasurers Budget report dated January 2024
2. JS motions that the board accepts the January 2024 Treasurers report as presented, KM seconds the motion
3. Motion to accept the Treasurer's Budget report as presented – **Approved**

**Lakes Committee: BQ**

1. Solitude Lakes inspected the lakes on 1/30/24
  - a. Lakes 1,2, and 3 look good
  - b. Lake 4 treated for cattails
  - c. Lake 5 treated for duckweed and algae
  - d. Inspected lake 8 & 10
2. JS contacted Solitude to have lake 9 added to inspection. It was assessed today, and they will send us the price to add it to the monthly inspection.

**Website:** ND, no report

**HOA Monthly Business Schedule**

**February:**

- Is agenda ready for general meeting? Standard agenda is in By Laws article II.H
- Sign in sheets ready for general meeting? Modified homeowner's directory is acceptable.
- Proxies received? Need 78 people and or proxies for a quorum at initial general meeting per state statute
- State not for profit report completed?
- Federal tax return submitted:
- New board members must complete certification requirements per state statute 720.3033

**March:**

- Preps for April community yard sale usually 2 weekends in the month. Remember to advertise 2 weeks out on entrance boards, social media, signs, Newsletter
- Review and /or increase Estopple & Transfer Fees.

**Welcome Committee:** SL, no report

**Social Committee:** DS absent, no report

**Old Business:**

- JS gave attorney update –waiting to sign until lawyer answers back on the process of notifying homeowners of violations and the follow up process.
- KM updated the group on his contact who may be able to assist with fixing the weir. His contact worked on the weirs at Kensington and JS will contact them to come out and look at ours.
- JS called company we purchased our welcome boards from to replace the plexiglass. They refused to cover the warranty since it has been over a year since we purchased them, but JS asked for them to help us place an order for the replacement glass so we know it will fit.

**New Business:**

- Lot [REDACTED] & # [REDACTED] have an excess of weeds in their yards. LH to send DS info so he can follow up with a notice.
- Property insurance is dropping us due to no fences around the lakes. They are shopping us around for a new insurer.

**Tabled**

- No tabled business

Meeting Adjourned by President Justin Smith at 7:27 pm

*Respectfully submitted*

***Leeann Reilly***