

**Hickory Creek HOA Board Meeting**  
**Meeting location: Online & Watson Reality 13001 Atlantic Blvd, Jacksonville, FL 32225**  
**Tuesday January 14, 2026**  
**Meeting Minutes**

Meeting called to order by Vice President Lennette Hauver at: **7:00 pm**  
 Roll Call: Quorum **Yes** NO  
 Per By-laws quorum consists of 5 of 8 Board Members in attendance

President	Justin Smith	Term ends 2/2027
Vice President	Lennette Hauver	Term ends 2/2027
Treasurer	Laura Lea	Term ends 2/2026
Secretary	Leeann Reilly absent	Temporary
Member at Large/ACC Chair	Jesse Pruett	Term ends 2/2027
Member at Large/Newsletter Chair	Jill Smith (Js) absent	Term ends 2/2026
Member at Large	Joel Johns	Term ends 2/2027
Member at Large		Term ends 2/2026
Member at Large	Robert Hopkins absent	Term ends 2/2026
Member at Large	Kevin Muire	Term ends 2/2026

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

Lakes Committee	Joel Johns
Web Master & Social Media	Nell DeCoursey
Welcoming Committee	Vacant
Neighborhood Watch Committee	Vacant
Social Committee	

**Guests:** Diane Lewis, Lawyer Lewis,

**Online Guests:** Scott & Sherri Mikell, Thomas Frost, Beverly Hitchcock, Carlos & Megan Torres, Nell DeCoursey

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

**ACC Reports**

**Committee:** Chairman, verbal report – JP, Start @ **7:07 pm**

**Violations:**

Old:

1. Complaint about basketball hoop. JP spoke to owner, they will pull it in.
2. Homeowner using mulch for cover to park on. JP and JS are trying to contact homeowners. As of now no response.

New: [REDACTED] has riding lawn mower, wood pallets and trash cans stored in front yard against side of garage. JS and JP will Talk with HO

**Variations Requests: None**

**Complaints Received during meeting: None**

**General Meeting Minutes, continued**

**Committee Reports** start 7:14 pm

**Secretary Report: Vacant**, Report submitted by LR

1. Review of Dec 10, 2025, Board Meeting minutes.
2. JJ, motions that the board accepts the minutes as presented, LL seconds the motion
3. Motion to accept the Secretary's report as presented – **Approved**

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

1. Review of the Treasurers report dated November 2025.
2. JJ motions that the board accepts the November 2025 Treasurers report as presented, KM seconds the motion - **Approved**
3. Review of the Treasurers report dated December 2025.
4. JJ motions that the board accepts the December 2025 Treasurers report as presented, KM seconds the motion - **Approved**
5. HOA annual assessment letters with proxies went out late due to technical difficulties so due date was moved to Feb 17, 2026

**Lakes Committee:** JJ

Fish bars for lake 9 need to be cleared before restocking can be done.

JJ motions we add fish bars and restock fish in ponds. Total cost should be around \$3000. LH 2<sup>nd</sup> the motion - **Approved**

**Website:** ND, no report

**HOA Monthly Business Schedule**

**January:**

- Slate of candidates ready for general meeting
- Location reserved for general meeting
- Remember, we must have an organizational meeting within days after general meeting if new people elected to board. Board positions run 1 and 2 years, according to Article VI, of the bylaws.
- Remember to advertise general meeting on entrance announcement boards, mail, newsletter and social media no less than 14 days before meeting date.

**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

**Old Business:**

1. Entrance signs need repair. JS and KM will go look and come up with a fix.
2. Fence on Misty Hollow Blvd, is still in need of repair

**New Business:**

1. Both monthly and annual meetings in Feb will be held at Watson Reality.
2. All three entrances need to be cleaned, and some repairs done. JS and KM will review. Areas need to be weeded too.
3. Online meetings are regulated by the state. We must still maintain an "In person" meeting location. Additional equipment is needed and a knowledgeable person is needed to head up this project. The actual meeting recording must be stored. Virtual participants must dial in to be part of the meeting. We can also get a 1-hour option for free, but any additional is a cost.

**Open Forum: None**

Meeting Adjourned by President Justin Smith at 7:45 pm

*Respectfully submitted*

**Lennette Hauver, VP**