

Hickory Creek HOA Board Meeting
Meeting location: Abess Elementary School , Jacksonville, FL 32225
Tuesday May 13, 2025
Meeting Minutes

Meeting called to order by Vice President Lennette Hauver at: **6:24 pm**

Roll Call: Quorum **Yes** NO

Per By-laws quorum consists of 5 of 8 Board Members in attendance

President	Justin Smith	Term ends 2/2026
Vice President	Lennette Hauver	Term ends 2/2026
Treasurer	Laura Lea	Term ends 2/2026
Secretary	VACANT	
Member at Large/ACC Chair	Jesse Pruett	Term ends 2/2028
Member at Large	Jill Smith (Js)	Term ends 2/2026
Member at Large/Lakes Chair	Joel Johns	Term ends 2/2028
Member at Large	Lisa Jennings absent	Term ends 2/2026
Member at Large	Robert Hopkins absent	Term ends 2/2026
Member at Large	Kevin Muire absent	Term ends 2/2026

Committee Chair and Co-Chair's

Lakes Committee	Joel Johns
Web Master & C-Pac Rep	Nell DeCoursey absent
Welcoming Committee	Vacant
Neighborhood Watch Committee	Vacant
Social Committee	Vacant

Guests: Lawyer & Diane Lewis

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

ACC Reports

Committee: Chairman: JP, verbal report – Start @ 6:33 pm

Violations:

Old: Lot [REDACTED], string in front yard. 1st letter has been sent. Per JS a second letter needs to be sent.

New:

Variances Requests: verbal, no attachments provided

1. Lot [REDACTED] – fence replacement, adding a gate - Approved
2. Lot [REDACTED] – install aluminum fence in back, along lake - Approved
3. Lot [REDACTED] – to enlarge driveway. Approved
4. Lot [REDACTED] – to enlarge driveway. Approved

Complaints Received during meeting: None

General Meeting Minutes, continued

Committee Reports start 7:05 pm

Secretary Report: Vacant, Report submitted

1. Review of the May 13, 2025 Board Meeting minutes.
2. LL, motions that the board accepts the minutes as presented, JJ, 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 Budget report dated May, 2025
2. LH motions that the board accepts the May 2025 Treasurers report as presented, JP seconds the motion
3. Motion to accept the Treasurer's Budget report as presented – **Approved**
4. Non-Budget issues – There remains a fair number of homeowners who have not paid their 2025 dues with several being delinquent in multiple years dues. LH offers to call those HO that we have phone numbers for and remind them of their delinquency and the boards plan to turn files over to attorney.

Lakes Committee: JJ, verbal report, 2 attachments

1. JJ has proposed that we change lake management companies. Proposals from Florida Lake management (\$750/mth) and The Lake doctors (\$795/mth) were presented.

Website: ND, no report

HOA Monthly Business Schedule:

1. BOD meetings for June, July & August will be held at Watson Reality 13001 Atlantic Blvd, Jax FL 32225

Old Business:

1. 5/13/25, 4/8/25, 3/11/2025, 2/18/2025, - We need a secretary
2. Board Certifications forms: Rec'd – JS, Js, JP & LL Still need –LJ, RH, KM, JJ

New Business:

Open Forum

Meeting Adjourned by President Justin Smith at 7:37 pm

Respectfully submitted

Lennette Hauver VP