

**Hickory Creek HOA Board of Directors**  
**Meeting location: Watson Realty 13001 Atlantic Ave, Jacksonville, FL 32225**  
**Tuesday September 13, 2022**  
**Meeting Minutes**

Meeting called to order by Vice President Justin Smith at: 6:37 pm  
 Roll Call: Quorum **Yes** NO  
 Per By-laws quorum consists of 5 of 9 Board Members in attendance

President	Justin Smith	Term ends 2/2023
Vice President	Jeff Broekman	Term ends 2/2023
Treasurer	Lisa Jennings	Term ends 2/2024
Secretary	Lennette Hauver	Term ends 2/2023
Member at Large/ACC Chair	Dan Schwartz absent	Term ends 2/2023
Member at Large/Newsletter Chair	Jill Smith (Js) absent	Term ends 2/2023
Member at Large	Bobby Queen	Term ends 2/2024
Member at Large	Resigned	Term ends 2/2023

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

Grant Planning Committee	EH	absent
Lakes Committee	BQ	
Web Master & C-Pac Rep	ND	absent
Welcoming Committee	SL	absent
Neighborhood Watch Committee	Vacant	
Social Committee	DS	absent

Guests: None

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

**Notice Board Meetings are Recorded**

**ACC Reports**

**Committee:** Chairman - DS, Start @ 6:38 pm, Reported submitted

**Violations:**

Old:

1. Lot [redacted] -I called invitation homes again as it's been reported and observed that the car is parking on the lawn again.
2. Lot [redacted] - On 8/16 I sent a letter advising they have 30 days to remove the shed. This was sent certified mail. I received an update that a note was left due to no one being home. After following on the progress, it seems like the letter would be sent back to the PO Box because it was not picked up. Still have not received when I talked to Lisa. Hoping to receive and calling post office to follow up (will be a pain I'm sure).
3. Lot [redacted] - Letter sent to remove boat or park behind fence. Justin and I were trying to go over but could never connect with a good time for us both and weather played a role as well.

New: None

**Variiances Requests: None**

New ACC Business:

1. JB says the boat in his driveway will be gone in a day or 2

10/11/2022

## General Meeting Minutes

**Committee Reports**    start 6:40 pm

**Secretary Report:** LH, Report submitted

1. Review of the August 9, 2022 Board Meeting minutes.
2. LJ motions that the board accepts the Aug. 9, 2022 minutes as presented, JB 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 report dated August, 2022
2. JB motions that the board accepts the August Treasurers report as presented, LH seconds the motion
3. Motion to accept the Treasurer's report as presented - **Approved**
4. Late dues statements did include "late fees" however none were paid. The late fees will be added to each individual's 2023 dues statements.
5. Lot [REDACTED] – JS and LJ, will go talk to homeowner regarding past do HOA dues
6. Lot [REDACTED] - was sent a certified letter lettered but there has been no response. Total owed \$152 + \$10 late fee. It was agreed to send this file to the attorney
7. Lot [REDACTED] – was sent a certified letter but there has been no response. Total owed \$369 + \$10 late fee. It was agreed to send this file to the attorney
8. Lot [REDACTED] – is on a payment plan and agreed to pay in full by 11/1/2022. Total owed \$379
9. Lot [REDACTED] – is on a payment plan and LJ will follow up. Total owed \$107
10. Lot [REDACTED] - is no longer in Foreclosure; LJ wants to know if we can send a 30-day notice. Total owed \$ 414.00 + \$10 late fees. It was agreed to send a 30-day notice.

**Lakes Committee:** BQ,

1. Solitude Lake Co. has not sent the September invoice yet. It seems that the servicing of the lakes is the week after our HOA meeting.
2. The lakes look good and they are full

**Website:** ND, no report

**Newsletter:** RE editor,

1. JS will send an email to RE regarding the newsletter

### HOA Monthly Business Schedule

#### October:

1. Need to consider what next year's assessment will be. Why so early? Because treasurer will start prepping invoices in November and he/she will need that information. Need to prep proxy form for general meeting so it can be included with the assessment mail out.

\*JS motions that we do not raise annual HOA dues for 2023, LH 2<sup>nd</sup> the motion, motion **Approved**  
HOA dues for 2023 will remain \$117.00.

**Welcome Committee:** SL, No report

**Social Committee:** DS

1. DS – Chocolate Charlies
2. Community Yard Sale, Sat Oct 15, 2022

**Yard of the Month:**

Date	Yard of the Mth
<b>April, 2022</b>	No nominations submitted at the time of the meeting
<b>May, 2022</b>	Lot 228
<b>June, 2022</b>	Lot 145
<b>July, 2022</b>	Lot 109
<b>August, 2022</b>	Lot 89
<b>September, 2022</b>	Lot 103
<b>October, 2022</b>	Best Halloween Decorations vote on 10/XX/22
<b>November, 2022</b>	<b>No yard of the month for Nov</b>
<b>December, 2022</b>	There is no Yard of the Month for December, votes will be tallied on 12/20/2022
	for the best Christmas decorations.

**Old Business:**

1. JS has signed the contract for the fence with Triple G Fence Company. Original was given to Treasurer and copy was given to Secretary for files. JS has been keeping a close watch on the building of the fence and giving feed back to the owner as to problems that need correcting. He will continue to do walk throughs. The painting/staining will be done after the wood has dried.

**New Business:**

- \*E. Frank Brunson has submitted a text message to the Board stating he is resigning from the Board as of immediately. Text sent to 7 Board members at 5:50 pm on September 13, 2022

**Meeting Adjourned:**

Meeting Adjourned by President Justin Smith at 7:20 pm

*Respectfully submitted  
Lennette Hauver*