

Hickory Creek HOA Board of Directors
Meeting location: Watson Building, 13001 Atlantic Blvd, Jacksonville, FL 32225
Tuesday September 10th, 2024
Meeting Minutes

Meeting called to order by Vice President Lennette Hauver at: **7:07pm**

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	Laura Lea	Term ends 2/2026
Secretary	Leeann Reilly	Term ends 2/2025
Member at Large/ACC Chair	Justin Smith	Term ends 2/2025
Member at Large/Newsletter Chair	Jill Smith absent	Term ends 2/2025
Member at Large	Kevin Murie	Term ends 2/2025
Member at Large	Robert Hopkins absent	Term ends 2/2026
Member at Large	Lisa Jennings 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:

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 – JS, Start @ 6:45 pm

Variance Requests:

- Lot # [REDACTED] sent a variance request for a fence in the front left of their house. There will be no side fence, just a front fence to hide a boat when on their property.
 - Board voted to approve – 4 yay / 1 nay – the variance request passed.
- Lot # [REDACTED] sent a variance request for a new front door.
 - Board voted to approve – 5 yay - the variance request passed.

Violations: None

General Meeting Minutes

Committee Reports start 7:07 pm

Secretary Report: LR, Report submitted

1. Review of the August 2024 Board Meeting minutes.
2. LL, 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 August 2024
2. KM motions that the board accepts the June 2024 Treasurers report as presented, LH seconds the motion

3. Motion to accept the Treasurer's Budget report as presented – **Approved**

Lakes Committee: JJ

1. Solitude evaluated the lakes on 9/10
 - a. Lakes 1, 4, 8, 9, and 10 were treated for grasses and algae
 - b. Lakes 2, 6, and 7 were inspected
 - c. No boat was launched since the grass was too saturated from all the rain to drop his boat
2. JJ to look into restocking requirements now that the weir project is completed.

Website: ND, no report

HOA Monthly Business Schedule-

October:

- 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.

Welcome Committee: Vacant, no report

Social Committee:

- Lumpia Lady scheduled for 9/20

Old Business:

- Weir project
 - KM updated the board now that the project has been completed.
 - In the contract there was a line that stated any additional costs or processes that presented themselves during the project must be communicated to JS/KM to be approved. The larger equipment cost was communicated and approved by JS/KM. However, the rebricking of the area around the pipe was not communicated which added an additional \$1,043.82 and another \$2,000 for the removal of the concrete.
 - KM asked them to then build up the mound of dirt that they wore down, resod, and remove \$1,000 from the invoice and we could approve it and pay
 - LH motions that the board accepts these terms as presented, LL seconds the motion
 - Motion to accept the weir invoice with stipulations – **Approved**
- Lot # [REDACTED] – Nell contacted the city asking if the property owner submitted permits for the additional structures on the property. A few days later an inspector visited the property and notified homeowner they would need to hire an architect to inspect the structures. Homeowner was fined \$250 each for the 2 unpermitted structures and has 30 days to get a plan from an architect or structural engineer submitted to the city.

New Business:

- The board voted to make JJ a board member at large in addition to lakes committee
 - All board members were in favor - **Approved**

Tabled

- No tabled business

Open Forum:

- LH asked the board to review the Florida State Title 17 pertaining to HOA's and discuss reinstating the compliance committee at the October meeting

Meeting Adjourned by President Justin Smith at 7:57 pm

Respectfully submitted

Leeann Reilly